



**City of Fairhope
Board of Adjustments Agenda
5:00 PM
Council Chambers
July 15, 2024**

Sherry Sullivan
Mayor

Council Members

Kevin G. Boone

Jack Burrell, ACMO

Jimmy Conyers

Corey Martin

Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

1. Call to Order
2. Approval of Minutes
 - June 17, 2024
3. Consideration of Agenda Items
 - A. BOA 24.08** Public hearing to consider the request of the Applicant, Shelley Springer, for a Special Exception – Use on Appeal – to allow for a hotel on property zoned B3-b – Tourist Resort Commercial Service District. The property is located at 131 Fairhope Avenue and is approximately 0.30 acres. **PPIN#: 15053**
4. Old/New Business
5. Adjourn

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36533

251-928-2136

251-928-6776 Fax

www.fairhopeal.gov

Printed on recycled paper

The Board of Adjustments met Monday, June 17, 2024, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Anil Vira, Chair; Cathy Slagle, Vice-Chair; Donna Cook; Frank Lamia; Bryan Flowers; Mike Jeffries, Development Services Manager; Michelle Melton, City Planner; and Cindy Beaudreau, Planning Clerk.

Absent: Ryan Baker

Chairman Vira called the meeting to order at 5:00 PM.

Approval of Minutes

Cathy Slagle made a motion to approve the minutes from the May 20, 2024, meeting, revising the adjournment list to reflect those in attendance.

Bryan Flowers seconded the motion and the motion carried with the following vote:

Aye: Anil Vira, Cathy Slagle, Donna Cook, Frank Lamia, and Bryan Flowers

Nay: None.

BOA 24.05 Public hearing to consider the request of the Applicant, Katherine Boyden, acting on behalf of the Owner, Gene Terrezza, for a Use Not Accounted For – to allow for a professional medical office on property zoned PUD – Planned Unit Development. The property is located at 101 Fly Creek Avenue, Suite 305 and is approximately 8.73 acres. **PPIN#: 274526**

Michelle Melton, City Planner, presented the request of the Applicant, Katherine Boyden, acting on behalf of the Owner, Gene Terrezza, for a Use Not Accounted For – to allow for a professional medical office on property zoned PUD – Planned Unit Development. Ms. Melton shared the zoning and aerial maps.

Recommendation:

Staff recommends approval of BOA 24.05.

Cathy Slagle asked to be shown where the medical office would be located. Ms. Melton showed the floor plan of the shopping plaza and stated that Terrezza Optical will be using three of the spaces in that plaza.

Frank Lamia asked if the office was a general practitioner in eye care and whether they do surgery.

Ms. Slagle asked if the office is an optical office and whether it was run by an optometrist or ophthalmologist.

Ms. Boyden stated that they do not perform surgery in the office, and it is run by an optometrist. They treat glaucoma, diabetic retinopathy, and macular degeneration. Ms. Boyden stated that they are a medical facility along with an optical office for patients that they write prescriptions for glasses.

Chairman Vira opened the public hearing at 5:07pm. Having no one present to speak, the public hearing was closed at 5:07pm.

Motion:

Cathy Slagle made a motion to approve BOA 24.05.

Frank Lamia seconded the motion and the motion carried unanimously with the following vote:

Aye: Anil Vira, Cathy Slagle, Donna Cook, Frank Lamia, and Bryan Flowers

Nay: None.

BOA 24.07 Public hearing to consider the request of the Owner, William Bolton, for a Special Exception – Use on Appeal – to display automobiles for outside sales on property zoned M-1 – Light Industrial District. The property is located at 7841 Porter Lane and is approximately 0.17 acres. **PPIN: 38692**

Mike Jeffries, Development Services Manager, presented the request of the Owner, William Bolton, for a Special Exception – Use on Appeal – to display automobiles for outside sales on property zoned M-1 – Light Industrial District. Ms. Jeffries shared the zoning and aerial maps. Mr. Jeffries shared the M-1 Light Industrial and Outdoor Sales Lot explanation portions of the Zoning Ordinance. Staff is concerned with there being no legal access to the property.

Recommendation:

Staff recommends denial of BOA 24.07 due to lack of access, excessive traffic that would be generated along Porter Lane (if legal access was cleared) through the surrounding residential area, and the proposed removal of every heritage tree on the property.

Mr. Lamia asked who owned Porter Lane. Mr. Jeffries replied that is unknown. It is being used as a private drive for the handful of residents that live along it. Donna Cook asked how wide it is. Mr. Jeffries stated that, from the tax map, there is a 40' bulge in the middle of it with 20' on the east and west sides. Mr. Jeffries listed several ways on how Porter Lane may have come to exist, but there is no definitive explanation.

William Bolton explained that he bought the property from Summerdale Farmer's Association in Silverhill, which is now defunct and also owns 766 Middle Street. He stated that he does not need access from Porter Lane, Ingleside or Greeno. He can access the property from there. Mr. Bolton continued that he needs a place to store his vehicles in order to keep his Wholesale Dealer License. He needs an address to meet the rules for the Alabama Wholesale Dealer License. There is access to that property from 766 Middle Street and he would be the only one going to 7841 Porter Lane and would bring the vehicles to a customer.

Mr. Lamia and Ms. Slagle both stated that his explanation was different than what was submitted and that it should be resubmitted.

Mr. Bolton stated that he could use mulch instead of gravel for the parking on that lot and he has not and does not need to remove any heritage trees

Ms. Slagle asked Mr. Bolton to show her where 766 Middle Street was. Mr. Bolton shared the aerial which shows the location with buildings A and B along with the area where there is enough space to access 7841 Porter Lane.

Ms. Slagle asked what types of businesses were on his property. Mr. Bolton stated that there are multiple businesses: an Engineering and Architecture business, athletic club, dump truck business, antique car business, and an automotive accessory supplier business. Ms. Slagle asked if the buildings were one story and if there was adequate parking. Mr. Bolton replied that both buildings have two stories and there is adequate parking.

Mr. Lamia asked Mr. Jeffries that since what Mr. Bolton is asking is not what was presented on the agenda, are they able to do anything. Mr. Jeffries suggested that the best course of action would be to table the request until the next meeting.

Mr. Bolton stated that all he is asking from the City is permission to use 7841 Porter Lane for his Wholesale Dealer License. Mr. Jeffries stated that staff cannot say that with Mr. Bolton saying the property will be left empty and will only be used as a shell address. If the Board approves the request for an outdoor lot and it gets sold, that individual would be approved for that use by right and could store cars there and turn it into an outdoor sales lot.

Ms. Slagle asked if the address would then be 766 Middle Street, building C. Mr. Bolton replied no, it is a separate piece of property addressed as 7841 Porter Lane which was given to him by e-911. Mr. Jeffries stated that the City's Planning Department provided that as a temporary address for a building permit. The address can be pulled back if the building permit is not acted upon.

Ms. Slagle asked how much space is between building B and the side of the property. Mr. Bolton replied 20'. Ms. Slagle asked if there was a setback or just a driveway. Mr. Jeffries stated that if a driveway were to be installed, the Tree Ordinance would require vehicular use area buffers that would need to be installed. If that happened, the property would need to be reviewed for the access going back to the other property. The City of Fairhope's Multiple Occupancy Project (MOP) that gets triggered if there are three or more businesses on a property. This property has not gone before the Planning Commission for approval of an MOP. Mr. Bolton stated that the businesses have been there for 20 years.

Mr. Lamia asked if this project should have come before the Board of Adjustments. Mr. Jeffries stated that yes, it would still need to be approved by the Board of Adjustments due to the Special Exception. Staff will still need to see what the parameters for the parking lot would be, the screening for the adjacent properties and Mr. Bolton would need to grant himself the easement. Mr. Bolton stated that his license requires that he have two parking spaces.

Ms. Slagle asked Mr. Bolton if he would revise his application and resubmit next month if the Board of Adjustments agreed to table his request. Mr. Bolton stated that he would. Mr. Jeffries suggested that Mr. Bolton table his request and meet with staff to discuss his proposed use.

Chairman Vira opened the public hearing at 5:30pm. Having no one present to speak, the public hearing was closed at 5:30pm.

Motion:

Frank Lamia made a motion to table BOA 24.07 until next month.

Cathy Slagle seconded the motion and the motion carried with the following vote:

Aye: Anil Vira, Cathy Slagle, Donna Cook, Frank Lamia, and Bryan Flowers

Nay: None.

Old/New Business

- BOA 23.05 – Request of applicants, Max and Emily Hansen, for a one-year extension on the 15' variance to the street side setback located at the southeast corner of Patlynn Drive and Greenwood Avenue.

Mike Jeffries, Development Services Manager, presented the request and stated that the variance request expires from one year from approval if the variance has not been acted upon and recorded with Probate. None of the variables have changed. This is a corner lot which reflects a 35' setback along Patlynn Drive and Greenwood Avenue. Corner lots are allowed a 20' side street setback on the lot line with the greatest dimension per the Zoning Ordinance. This variance request is to establish the front line and side street lot line. The proposed setback relief establishes the front line as being adjacent to Greenwood Avenue.

Staff recommends approval of the one-year extension request for BOA 23.05, 686 Greenwood Avenue, requesting a 15' setback variance on the western property line abutting Patlynn Drive.

Ms. Slagle asked if the variance has been recorded with Probate. Mr. Jeffries stated no. A note is added to the Notice of Actions and staff tries to state in public meetings as often as possible that any variance needs to be acted upon and recorded the document with Probate.

Emily Hansen stated that she did not read the bottom of the Notice of Action and that, if she is granted the extension, she will act on it immediately. She continued that they are ready to begin on the project.

Chairman Vira asked if anyone from the public wanted to speak. No one was present that wanted to speak.

Motion:

Frank Lamia made a motion to approve BOA 23.05 for a one-year extension.

Donna Cook seconded the motion and the motion carried with the following vote:

Aye: Anil Vira, Cathy Slagle, Donna Cook, Frank Lamia, and Bryan Flowers

Nay: None.

Mr. Jeffries stated that a new Notice of Action will be prepared and sent to the Hansens and that is what will need to be recorded with Probate, which should be done after submittal for a building permit.

- Mr. Jeffries stated that there are two cases for July.

Adjournment

Cathy Slagle made a motion to adjourn.

The motion carried unanimously with the following vote:

Aye: Anil Vira, Cathy Slagle, Donna Cook, Frank Lamia, and Bryan Flowers

Nay: None.

Adjourned at 5:38p.m.

Anil Vira, Chairman

Cindy Beaudreau, Secretary

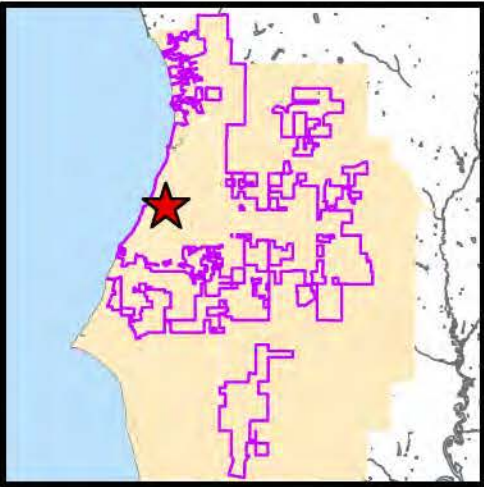
City of Fairhope

Board of Adjustments

July 15, 2024



BOA 24.08 - Summit Street Inn



Project Name:
Summit Street Inn
Site Data:
0.30 acres
Project Type:
Special Exception - Use on Appeal
Jurisdiction:
Fairhope Planning Jurisdiction
Zoning District:
B3-b
PPIN Number:
15053
General Location:
Northwest corner at the intersection of Fairhope Ave & North Summit St
Surveyor of Record:
N/A
Engineer of Record:
N/A
Owner / Developer:
Shelley Springer
School District:
Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:
Approved w/ Conditions
Prepared by:
Michelle Melton





APPLICATION FOR BOARD OF ADJUSTMENTS

Application Type: ☐ Administrative Appeal ☒ Special Exception ☐ Variance

Property Owner / Leaseholder Information

Name: Shelley Springer Phone Number: 251-605-0698
 Street Address: 106 Genevieve Lane
 City: Fairhope State: AL Zip: 36532

Applicant / Agent Information

If different from above.

Notarized letter from property owner is required if an agent is used for representation.

Name: _____ Phone Number: _____
 Street Address: _____
 City: _____ State: _____ Zip: _____

Site Plan with Existing Conditions Attached: **YES** NO
 Site Plan with Proposed Conditions Attached: **YES** NO
 Variance Request Information Complete: **YES** NO
 Names and Address of all Real Property Owners
 within 300 Feet of Above Described Property Attached: **YES** NO

Applications for Administrative Appeal or Special Exception:

Please attach as a separate sheet(s) information regarding the administrative decision made or information regarding the use seeking approval. Please feel free to be as specific or as general as you wish in your description. This information will be provided to the Board before the actual meeting date. It is to your benefit to explain as much as possible your position or proposal.

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Shelley Springer
 Property Owner/Leaseholder Printed Name

July 3, 2024
 Date

Shelley Springer
 Signature
 Fairhope Single Tax Corp. (If Applicable)
REUBEN E. DAVIDSON, III
 Secretary



VARIANCE REQUEST INFORMATION

What characteristics of the property prevent / preclude its development?:

- | | | |
|--------------------------------------|------------------------------------|---|
| ☐ Too Narrow | ☐ Elevation | ☐ Soil |
| ☐ Too Small | ☐ Slope | ☐ Subsurface |
| ☐ Too Shallow | ☐ Shape | ☒ Other (specify) |

Describe the indicated conditions: Rehabilitate the historic Fairhope Hotel back to its original use, hotel. This property is zoned A hotel conditionally, An update made after I purchased in 2021.

How do the above indicated characteristics preclude reasonable use of your land?

This use will restore a Fairhope landmark, Fairhope Hotel and be a service to the community providing housing temporary or longer term as needed.

What type of variance are you requesting (be as specific as possible)?

Conditional use Application for Hotel. We are not exceeding our original footprint.

Hardship (taken from Code of Alabama 1975 Section 11-52-80):

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done."

BOA Fee Calculation:		
	Residential	Commercial
Filing Fee:	\$100	\$500
Publication:	\$20	\$20
TOTAL:	\$	

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Shelley Springer
Property Owner/Leaseholder Printed Name

June 3, 2024
Date

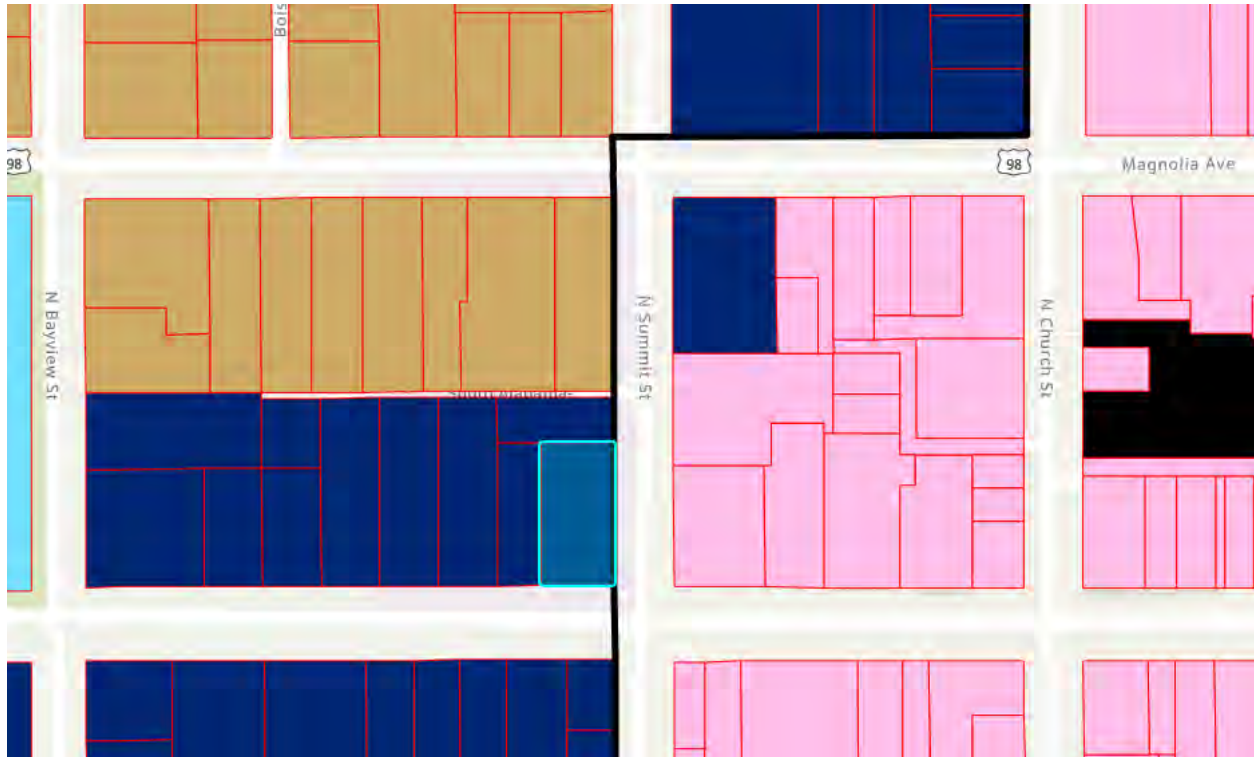
Shelley Springer
Signature

Ruben E. Davidson, III
Fairhope Single Tax Corp. (If Applicable)
Secretary

Summary of Request:

The Applicant, Shelley Springer, as sole member of Owner, Summit Street Inn, LLC, is requesting a Special Exception- Use on Appeal to allow for hotel use for property located at 131 Fairhope Avenue. The property is zoned B3-b, Tourist Resort Commercial Service District. Subject property is just outside of the Central Business District (“CBD”).

Figure 1: Snippet showing black line as CBD boundary.



Hotel/motels are allowed in B3-b on appeal to the Zoning Board of Adjustment, subject to special conditions. See snippet of Table 3-1 Use Table below.

Table 3-1: Use table

Zoning District	R-A	R-1(a,b,c)	R-2	R-3 TH	R-3 P/GH	R-3	R-4	R-5	R-6	B-1	B-2	B-3a	B-3b	B-4	M-1	M-2	PUD	VRM	NVC	CVC	HTD
Uses Categories / Specific Uses																					
Hotel / Motel											○	○	○								

- Permitted subject to general ordinance standards and conditions.
- Permitted subject to special conditions listed in the ordinance
- Permitted only on appeal and subject to special conditions

Existing Conditions:

The circa 1925 heritage building is currently being used as a short-term rental with a small retail boutique. The structure is listed on the National Register of Historic Places and on the Alabama Register of Landmarks and Heritage. It is also recognized by the Baldwin County Historic Development Commission.

Figure 1: Existing site from Fairhope Avenue taken from Google Streetview May 2024. Last visited on July 10, 2024.

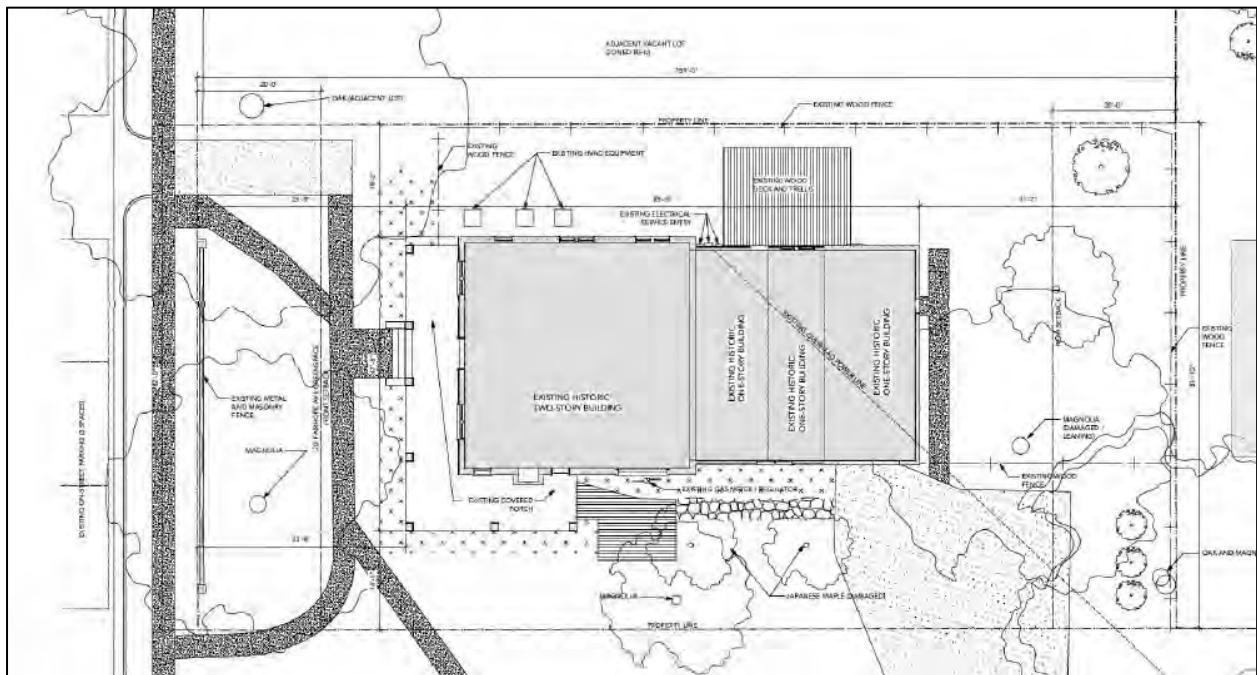


Figure 3: Existing Site Plan

Applicant's Proposal

Applicant is keeping the original footprint with the exception of decks outside ADA Rooms 1 and 2 where an additional deck will be installed with a separation wall. The one (1) existing deck will be replaced. There will be six (6) rooms with complete baths. Additional interior walls will be installed to create the aforementioned. There will be new HVAC equipment and a new electrical service entry. Other utilities will be relocated per the proposed rehabilitation sheets in the packet. A new ADA accessible concrete sidewalk will be added along Summit Street. There are seven (7) parking spaces on-site pursuant to Table 4-3 Parking Schedule. *See below.* There will be one (1) employee.



Figure 5: Rendering of front of structure.



Figure 3: Proposed north elevation.



Figure 4: Proposed west elevation.



Figure 5: Proposed south elevation.



Figure 9: Proposed east elevation.

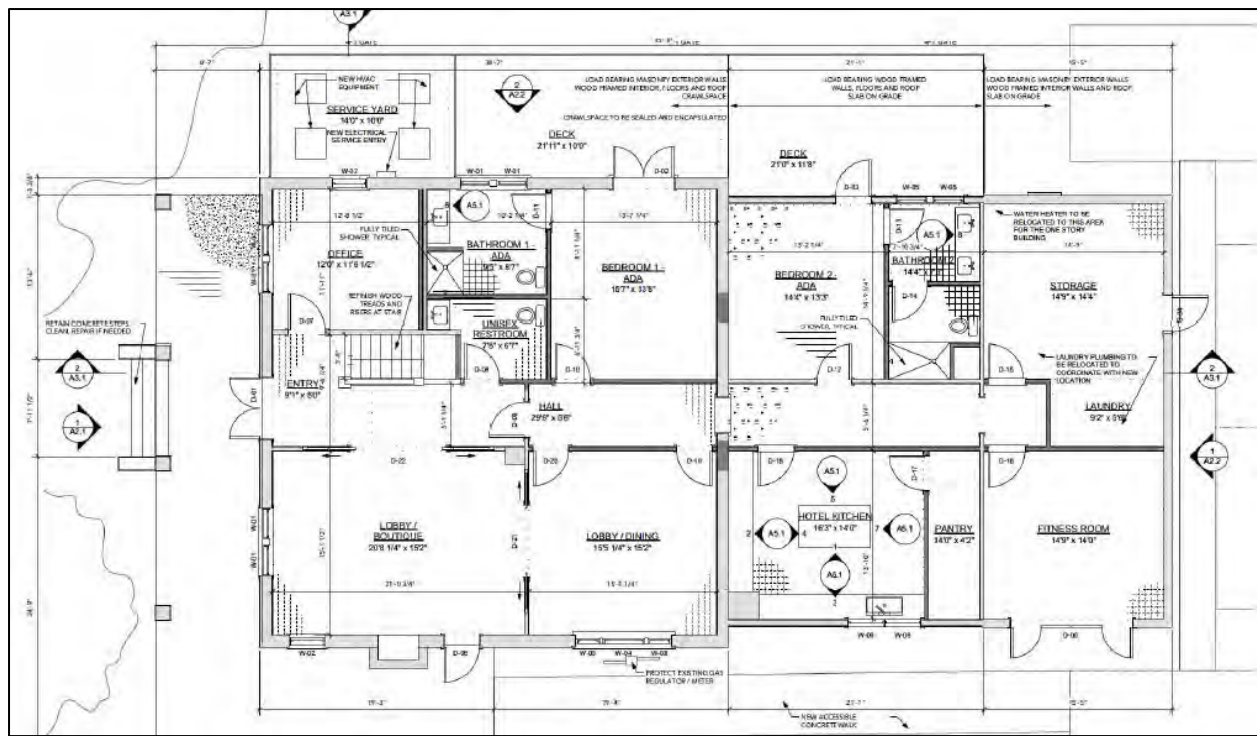


Figure 6: 1st Floor Plan.

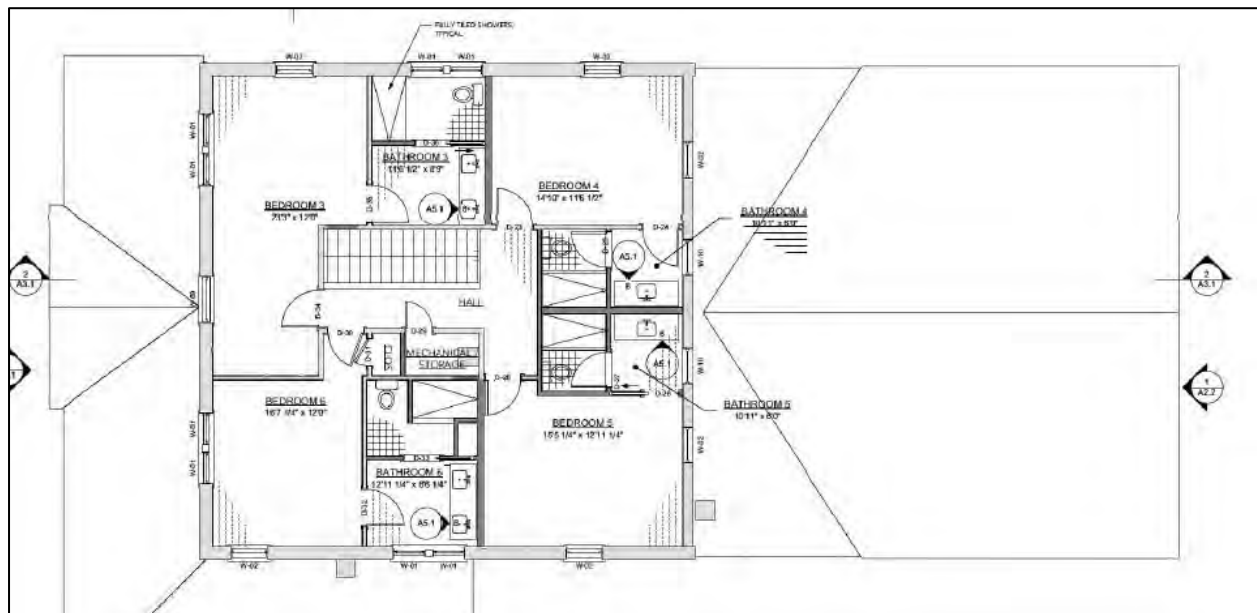


Figure 7: 2nd Floor Plan.

Review Comments

As previously mentioned, the proposed hotel use is permitted only on appeal and subject to special conditions. Each proposal should be evaluated separately, with special consideration given not only to the goals and intent of the Zoning Ordinance and Comprehensive Plan, but also the impacts on surrounding property.

Article II.C.3(2)(e) Use Appeal Criteria

Any other application to the Board shall be reviewed under the following criteria and relief granted only upon the concurring vote of four Board members:

(a) Compliance with the Comprehensive Plan;

Staff Response: The Comprehensive Plan encourages developments which contribute to the long-term vitality of the downtown area. Staff believes that a historic hotel being reinvigorated can positively affect the long-term vitality of Fairhope.

(b) Compliance with any other approved planning document;

Staff Response: Staff will ensure compliance with all planning related documents.

(c) Compliance with the standards, goals, and intent of this ordinance;

Staff Response: Staff believes a hotel use does meet the intent of the ordinance.

(d) The character of the surrounding property, including any pending development activity;

Staff Response: A hotel use does not conflict with, or negatively impact, the other surrounding uses. There are other “historic” structures in the general vicinity.

(e) Adequacy of public infrastructure to support the proposed development;

Staff Response: Meets.

(f) Impacts on natural resources, including existing conditions and ongoing post-development conditions;

Staff Response: The proposed use is a rehabilitation of an existing site.

(f) Compliance with other laws and regulations of the City;

Staff Response: Meets.

(g) Compliance with other applicable laws and regulations of other jurisdictions;

Staff Response: Meets.

(h) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values;

Staff Response: No negative impacts are anticipated.

(j) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values.

Staff Response: No negative impacts anticipated.

(k) Overall benefit to the community;

Staff Response: Reinstating the historical use and rehabilitating a historic structure will aid the development of more long-term vitality as desired by the Comprehensive Plan.

(l) Compliance with sound planning principles;

Staff Response: Meets. There are not a lot of hotel options in this part of Fairhope.

(m) Compliance with the terms and conditions of any zoning approval; and

Staff Response: Staff will ensure all conditions will be met.

(n) Any other matter relating to the health, safety, and welfare of the community.

Staff Response: None noted.

Recommendation:

Staff recommends ***approval*** of BOA 24.08.

Board of Adjustment Review Procedures:

- d. *Review* - Application review shall occur according to the following:
 - (1) A complete application shall be reviewed by the Director of Planning and Building. The Director shall offer a written report on the merits of the application to the Zoning Board of Adjustments.
 - (2) The application shall be submitted to the Board at the scheduled public hearing, with the Director's report. The Board shall consider the application and take one of the following actions:
 - (a) Grant the requested relief;
 - (b) Grant the requested relief with specific conditions;
 - (c) Deny the requested relief; or
 - (d) Continue discussion of the application for further study. An application shall only be continued one time without the applicant's consent before the Board can take one of the above actions. An applicant may agree to more continuances.

Originally constructed in 1925 as the Fairhope Hotel by Single-Taxers inspired by Henry George's Progress and Poverty (1879), today's Summit Inn is a time capsule of the history of American experimental communities, and the role played by ideas and small independent businesses in American culture. Located in Fairhope, AL, a coastal town on beautiful Mobile Bay, the inn is listed as an historic structure on the National Register of Historic Places meeting historic criteria A, B, and C. Additionally it is listed on the Alabama Register of Landmarks and Heritage, which recognizes buildings and sites that are important in telling the story of Alabama's history.

Summit Street Inn is recognized by the Fairhope Single Tax Colony for nearing a hundred years of hospitality service to the community. Fairhope, Alabama, is one of two single tax colonies remaining in the United States. The other is in Arden, Delaware. The Fairhope Single Tax Colony was established in 1894 by a group from Des Moines, Iowa, headed by Ernest B. Gaston, who wanted to establish a colony based on single tax theories of the time. Fairhope then became known as a Single Tax Colony. Its main founding principle was that the value of land was created by the community, not the individual; the rent charged for the use of the land thus constituted a group investment in the value of the community. The members chose the name Fairhope when one of their number remarked that they had a "fair hope" of succeeding. The Summit Street Inn has been a stalwart member of the Fairhope Single Tax Colony since it was built in 1925.

Located in the historic Fairhope Bayfront District, the inn has been awarded the coveted Baldwin County Historic Development Commission Historic Building and Site Plaque and Shield, which informs the public that the structure is an important element in the community, is of historic importance, or is an example of a particular architectural style.

The 1925 structure was built by Marmaduke Dyson, a 20-year president of the Single Tax Colony, and a well-known contractor in early Fairhope development history. His distinctive style with architectural quoins is still recognizable in other historic Fairhope homes of today. Known as the new Fairhope Hotel, it was built for local hoteliers, Captain and Mrs. Jack Cross, who advertised it to northern and midwestern guests in 1932 as, "a homey place to spend the winter," referencing its splendid location within walking distance of Mobile Bay and the newly thriving downtown of Fairhope. Captain Cross was a titled Englishman (Sir John Cross) who gave up his title after making Fairhope his permanent home.

While proprietors of the hotel, the Crosses hosted many dignitaries. Among these were: Clarence Darrow of the Scopes and Loeb-Leopold trials; noted educator

John Dewey; and Mrs. Henry Ford. Other eminent guests were author Upton Sinclair; and Mrs. Harold Ickes, wife of the U.S. Secretary of the Interior, who served under Roosevelt and Truman, and her two sons.

In 1943, Dr. W.C. Mason purchased the property and continued operating it as a hotel until 1958, when he turned it into his private residence. Sold to the Wallace Millham family in the 1970s, they returned it to its original small hotel roots, operating it as The Yardarm Guesthouse and adding the Square Rigger Restaurant with its still evident cast-iron anchor in the front yard. In the 1990s, the inn was converted into offices and living spaces for the Marriage and Family Counseling mother-daughter duo, Alice, and France Fredricks, who made very few changes to the interior or exterior; therefore, the building currently reflects modifications made primarily in the 1980s.

In 2021, Fairhope real estate broker, Shelley Springer, purchased the heritage building with the intention of rehabilitating it back to its originally intended use as a hospitality venue. She immediately stripped away the added aluminum windows enclosing the front porch, returning it to its original open style, and historical buff color. She renamed it the Summit Street Inn, reflecting its historic role. With its prime location at the corner of Summit Street and Fairhope Avenue, the inn is within walking distance to downtown shops, eateries, community events, the Fairhope Pier and beach, parks, and walking trails. Looking ahead, Ms. Springer's vision is to rehabilitate this heritage hotel to create an upscale establishment reclaiming its charming 100-year hospitality history and promoting Fairhope's vibrant future.

With recognition by the federal, state, and local community as a vital and historic structure, the Summit Street Inn has earned its heritage hotel delineation—with its historical and economic significance—for years to come in the hospitality, entertainment and recreation business of the Fairhope, Eastern Shore, Mobile Bay, and Gulf Coast areas.

Bibliography:

Progress and Poverty: An Inquiry into the Cause of Industrial Depressions and of Increase of Want with Increase of Wealth: The Remedy, 1879, by social theorist and economist Henry George

Fairhope Courier, June 15, 1923, Mrs. Cross to Build New "Fairhope Hotel"
FSTC Archives, c late 1920s, Photographs of Captain Cross in front of new Fairhope Hotel

Encyclopedia of Alabama: History > 1875-1929: The New South Era, Ernest Berry Gaston, a journalist and populist from Iowa, who founded the Fairhope Single-Tax Colony in Baldwin County as a utopian communal village.

Alyea, Paul E.; Alyea, Blanche R.; Fairhope, 1894-1954. The Story of a Single Tax Colony, Jan 1, 1956

Donelson, Cathy; Flagg, Fanny; Fairhope, Nov 9, 2005

Gaston, Paul, Man and Mission: E.B. Gaston and the Origins of the Fairhope Single Tax Colony, October 10, 2012

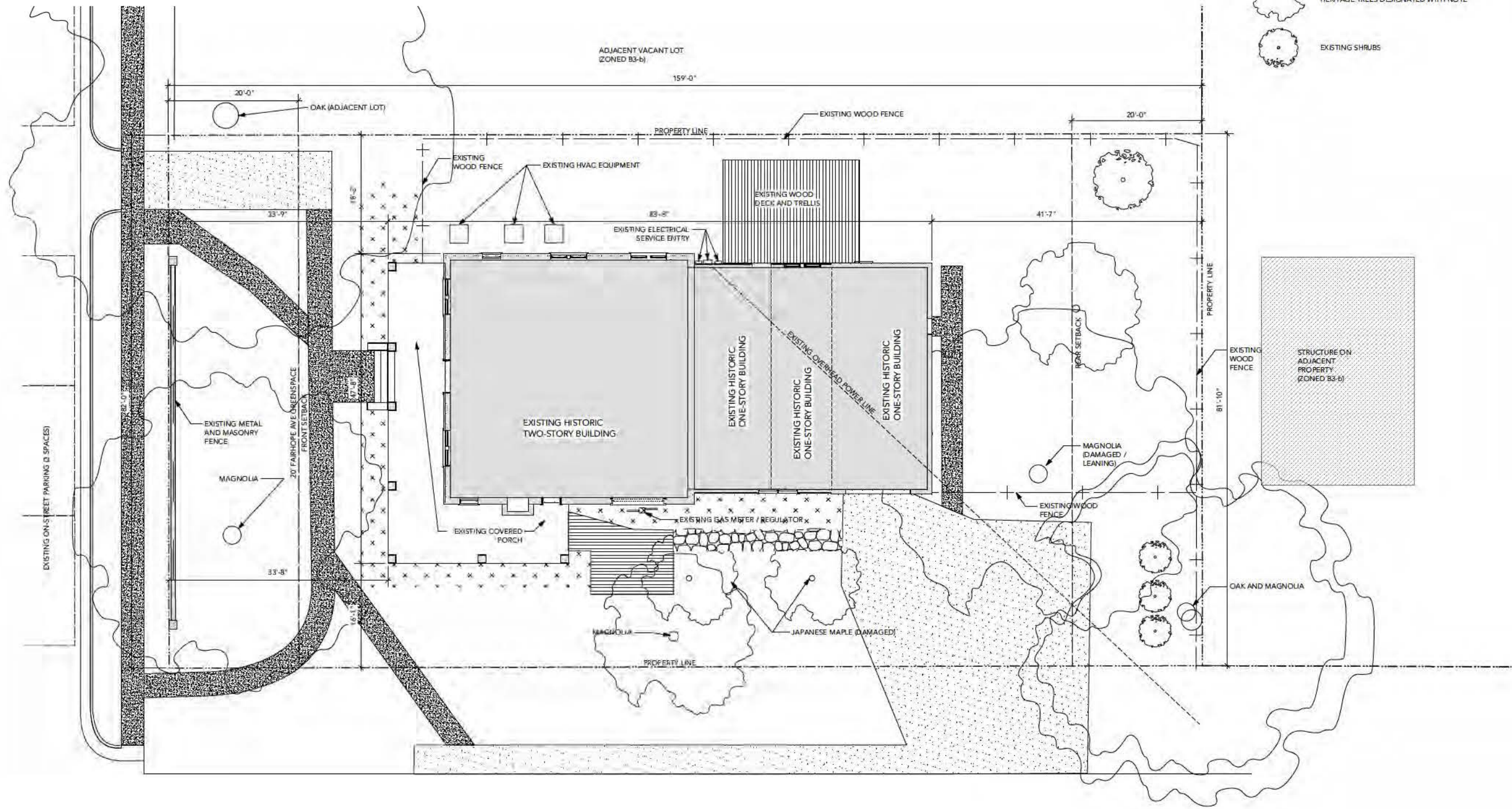
Samry, Adam, Mapping Fairhope Legends, Locals, & Landmarks, 2022, p. 14, Middletown, DE

National Register Properties in Alabama:

- o FAIRHOPE BAYFRONT DISTRICT Listed: 7/1/88 (Historic Resources of Fairhope MRA) Roughly bounded by Blakeney, N. and S. Summit Streets, Fels Avenue and Mobile Bay, Fairhope 1894-1938 Resources: 157 (118 C, 39 NC)

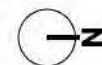
- o FAIRHOPE DOWNTOWN HISTORIC DISTRICT Listed: 3/16/06 Boundary Increase: July 2, 2019, Roughly bounded by Equality Street, Fairhope Avenue, Morphy Avenue, School Street, Summit Street, Fairhope 1900-1952 Resources: 111 (56 C, 55 NC)

CENTERLINE OF RIGHT OF WAY



LEGEND

- EXISTING LANDSCAPED BED
- EXISTING CONCRETE WALK
- EXISTING WOOD DECK
- EXISTING PAVER WALK
- EXISTING ASPHALT DRIVE
- EXISTING TREES
HERITAGE TREES DESIGNATED WITH NOTE
- EXISTING SHRUBS



1 EXISTING SITE PLAN
Scale: 1/8" = 1'-0"

CENTERLINE OF RIGHT OF WAY

SUMMIT STREET INN - REHABILITATION
SHELLEY SPRINGER
131 FAIRHOPE AVE
FAIRHOPE, AL

NOT FOR
CONSTRUCTION

Date Issued: MAY 2024
HISTORIC REVIEW - PRICING SET

REVISION SCHEDULE		
DATE	NO.	DESCRIPTION

X0.1
EXISTING SITE PLAN

SHED

WATER

302 Magnolia Avenue Fairhope, AL 36532, p 251.929.0514

1. ASPHALT SHINGLE ROOF TO BE REMOVED IN ITS ENTIRETY AND PREPARED FOR RE-ROOFING. REPAIR OR REPLACE ROOF SHEATHING AND/OR STRUCTURE WHERE NEEDED TO MEET REQUIREMENTS OF NEW ROOFING INSTALLATION.
2. ALL EXISTING ELECTRICAL AND HVAC EQUIPMENT AND DEVICES TO BE REMOVED IN ITS ENTIRETY. CONFIRM WITH OWNER WHAT WILL BE SALVAGED.
3. ALL PLUMBING FIXTURES TO BE REMOVED. CONFIRM WITH OWNER IF ANY TO BE SALVAGED.
4. SELECTIVE DEMOLITION AS NEEDED TO INSTALL NEW ELECTRICAL AND PLUMBING IN EXISTING WALLS. COORDINATE WITH NEW WORK. BRING ANY HIDDEN CONDITIONS THAT IMPACT WORK TO ARCHITECT'S ATTENTION IMMEDIATELY.
5. ALL WINDOWS AND RELATED TRIM AND MOULDING TO BE REMOVED. PRESERVE BRICK SILL AND STONE LINTEL. REPAIR IF NEEDED, REPLACE ONLY IF NECESSARY.
6. ALL DOORS TO BE REMOVED. CONFIRM WITH OWNER IF ANY ARE TO BE SALVAGED.
7. REMOVE ALL CARPETING, UNDERLAYMENT AND TACK STRIPS: STAIR, BEDROOM1, HALL, CLOSET AND DINING ROOM
8. SALVAGE ALL TRANSOMS ABOVE INTERIOR DOORS. STORE IN PROTECTED SPACE.
9. RETAIN ALL EXISTING TILE OVER SLAB ON GRADE UNLESS NOTED OTHERWISE. PATCH CRACKED OR UNSTABLE AREA AND PREP TO RECEIVE NEW FLOORING.
10. RETAIN ALL WOOD FLOORING UNLESS NOTED OTHERWISE. REMOVE AND REPLACE DAMAGED BOARDS: ALL SPACES IN HISTORIC TWO STORY BUILDING.
11. RETAIN ALL INTERIOR TRIM IN PLACE UNLESS NOTED OTHERWISE.
12. RETAIN ALL EXISTING CHIMNEYS. REPAIR AS NEEDED. PREP FOR NEW PAINT.

 EXISTING WALL TO REMAIN

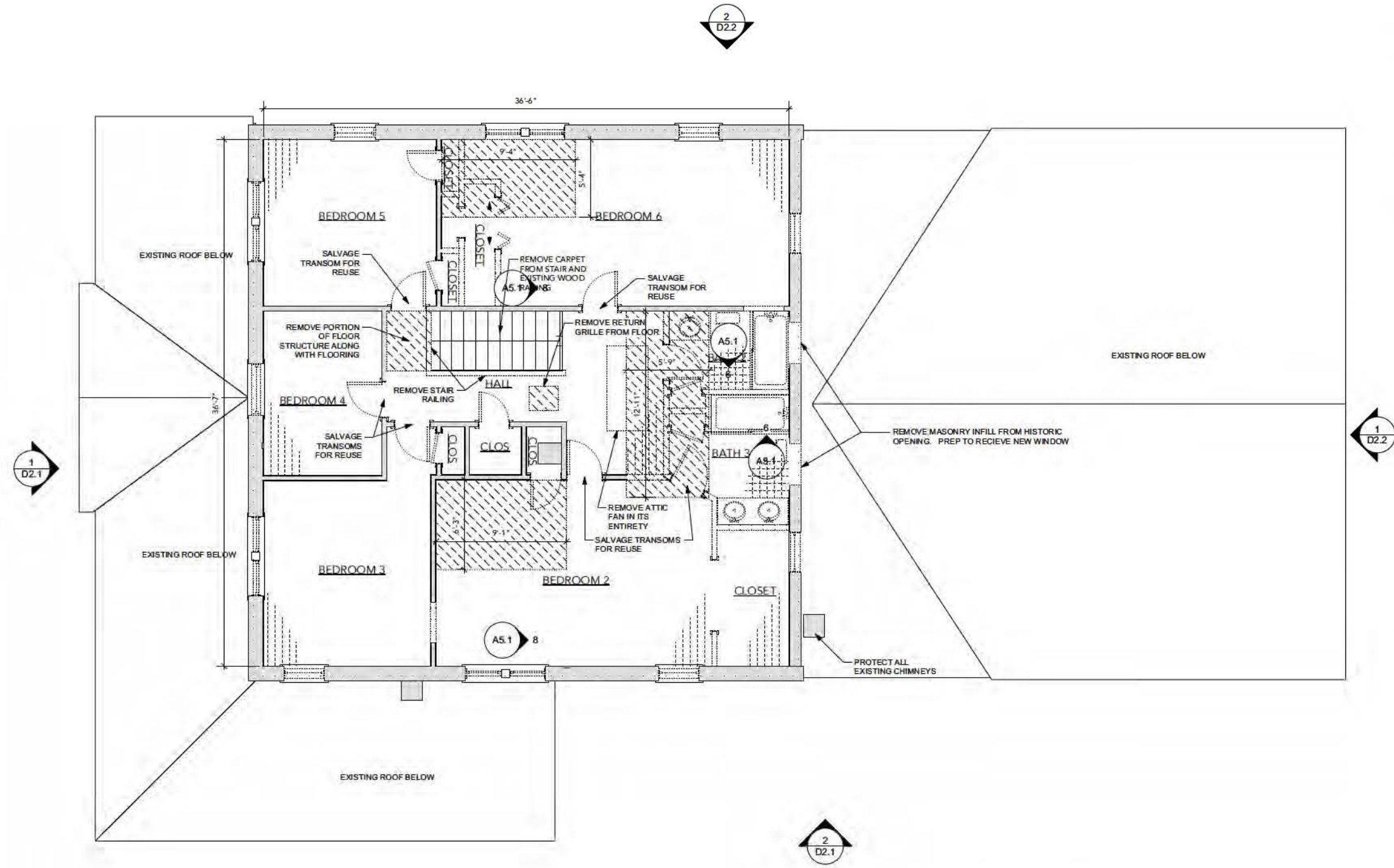
 EXISTING WOOD FLOOR TO REMAIN,
LINES SHOW DIRECTION OF BOARDS

 EXISTING TILE FLOOR TO BE REMAIN AT
SLAB ON GRADE LOCATIONS. PREP TO
RECEIVE NEW FLOORING ON TOP

 EXISTING ELEMENTS TO BE REMOVED

 REMOVE FLOORING DOWN TO STRUCTURE
WHERE DELINEATED.

 PREP FOR NEW TILE FLOORING IN BATHROOMS
WITH ADA COMPLIANT ELEVATION DIFFERENCE
AND THRESHOLD. COORDINATE DEMOLITION
WITH NEW PLUMBING WHERE NEEDED.



SUMMIT STREET INN - REHABILITATION
SHELLEY SPRINGER

131 FAIRHOPE AVE
FAIRHOPE, AL

Seal

NOT FOR
CONSTRUCTION

Date Issued: MAY 2024
HISTORIC REVIEW - PRICING SET

REVISION SCHEDULE

DATE	NO.	DESCRIPTION
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[illegible]

100

D1 2

10

DATE

DEMOLITION

DEMOLITION
SECOND FLOOR

PLAN



DEMOLITION SECOND FLOOR PLAN
 Scale: 1/4" = 1'-0"

1. ALL DIMENSIONS ARE GIVEN TO FACE OF STRUCTURE, UNLESS OTHERWISE NOTED
2. ALL GYPSUM BOARD AND CEMENT BOARD MATERIALS IN WET AREAS ARE TO BE MOLD AND MOISTURE RESISTANT.
3. ALL GYPSUM BOARD AND CEMENT BOARD WALL COVERINGS ARE TO BE INSTALLED WITH A 1/2" GAP BETWEEN BOTTOM OF PANEL AND FINISHED FLOOR TO PREVENT MOISTURE FROM WICKING INTO THE PANEL.
4. ALL INTERIOR DOORS SHALL BE OFFSET 6" FROM ADJACENT WALLS UNLESS OTHERWISE NOTED
5. PROVIDE BLOCKING FOR WALL HUNG FIXTURES AND CABINETS
6. ALL NEW INTERIOR WALLS TO BE 2X WOOD STUDS WITH PAINTED 1/2" GYPSUM WALL BOARD. CAVITY TO BE FILLED WITH ACOUSTIC BATT INSULATION UNLESS OTHERWISE NOTED.
7. PROVIDE ALLOWANCES FOR THE FOLLOWING:
 - HVAC EQUIPEMENT
 - SPRINKLER SYSTEMS COMPLYING WITH NFPA 13R
 - KITCHEN APPLIANCES (MICROWAVE, DISHWASHER, REFRIGERATOR)

 EXISTING TILE OVER SLAB ON GRADE. REPAIR GROUT WHERE NEEDED. REPLACE BROKEN TILES.

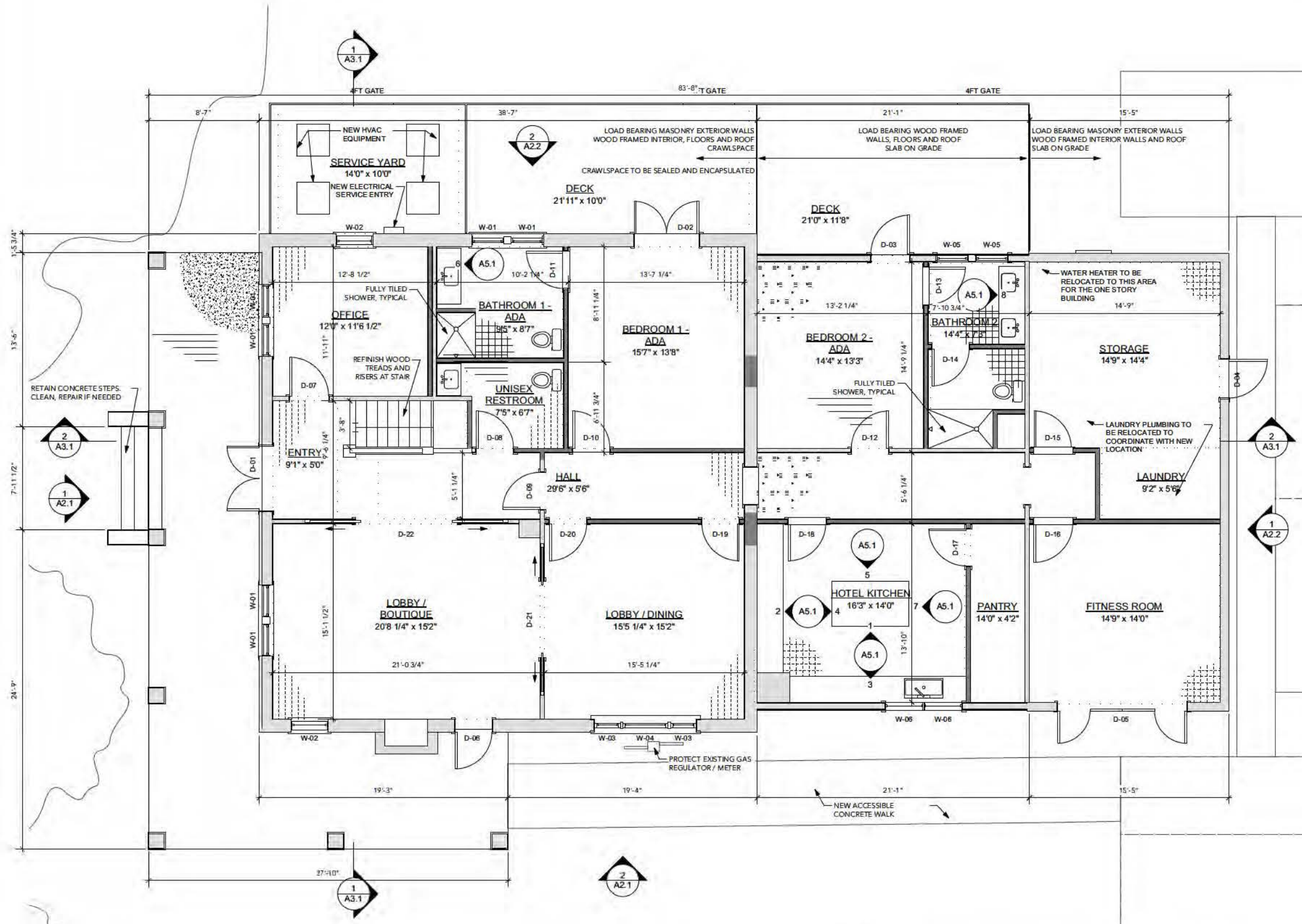
 NEW QUARRY TILE. DO NOT MATCH EXISTING

 NEW CARPET. INSTALL OVER EXISTING TILE.

 NEW TREATED WOOD DECK WITH 8FT FENCE ON THREE SIDES AND A GATE

 NEW CONCRETE AT PORCH.

** PROVIDE ADA COMPLIANT TRANSITION STRIPS BETWEEN DIFFERING MATERIALS AND ELEVATION CHANGES.



PROPOSED FIRST FLOOR PLAN - REHABILITATION
Scale: 1/4" = 1'-0"

SUMMIT STREET INN - REHABILITATION
SHELLEY SPRINGER
131 FAIRHOPE AVE
FAIRHOPE, AL

Seal

NOT FOR
CONSTRUCTION

Date Issued: MAY 2024
HISTORIC REVIEW - PRICING SET

[illegible]

A1.1

WATER SHED



www.watershed.pro
302 Magnolia Avenue Fairhope, AL 36532. p 251. 929.0514

1. ALL DIMENSIONS ARE GIVEN TO FACE OF STRUCTURE, UNLESS OTHERWISE NOTED
2. ALL GYPSUM BOARD AND CEMENT BOARD MATERIALS IN WET AREAS ARE TO BE MOLD AND MOISTURE RESISTANT.
3. ALL GYPSUM BOARD AND CEMENT BOARD WALL COVERINGS ARE TO BE INSTALLED WITH A 1/2" GAP BETWEEN BOTTOM OF PANEL AND FINISHED FLOOR TO PREVENT MOISTURE FROM WICKING INTO THE PANEL.
4. ALL INTERIOR DOORS SHALL BE OFFSET 6" FROM ADJACENT WALLS UNLESS OTHERWISE NOTED
5. PROVIDE BLOCKING FOR WALL HUNG FIXTURES AND CABINETS
6. ALL NEW INTERIOR WALLS TO BE 2X WOOD STUDS WITH PAINTED 1/2" GYPSUM WALL BOARD. CAVITY TO BE FILLED WITH ACOUSTIC BATT INSULATION UNLESS OTHERWISE NOTED.
7. PROVIDE ALLOWANCES FOR THE FOLLOWING:
 - HVAC EQUIPEMENT
 - SPRINKLER SYSTEM COMPLYING WITH NFPA 13R
 - KITCHEN APPLIANCES (MICROWAVE, DISHWASHER, REFRIGERATOR)

WOOD FLOOR: EXISTING TO BE
REFINISHED. PATCH WHERE NEEDED. NEW
TO MATCH AS CLOSE AS POSSIBLE TO
EXISTING.

EXISTING TILE OVER SLAB ON
GRADE. REPAIR GROUT WHERE
NEEDED. REPLACE BROKEN TILES.

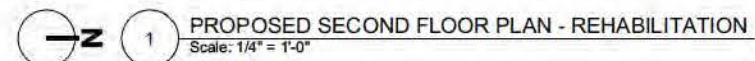
NEW QUARRY TILE. DO NOT MATCH
EXISTING

NEW CARPET. INSTALL OVER
EXISTING TILE.

NEW TREATED WOOD DECK WITH 8FT
FENCE ON THREE SIDES AND A GATE

NEW CONCRETE AT PORCH.

** PROVIDE ADA COMPLIANT
TRANSITION STRIPS BETWEEN
DIFFERING MATERIALS AND
ELEVATION CHANGES.



302 Magnolia Avenue Fairhope, AL 36532. p 251.929.0514

131 FAIRHOPE AVE
FAIRHOPE, AL

[illegible]

A1.2

SECOND FLOOR
PLAN

1. ROOFING TO BE REPLACED IN ITS ENTIRETY WITH ASPHALT SHINGLES OVER SELF-HEALING ASPHALTIC MEMBRANE.
2. PRIOR TO REPLACING ROOF, ENSURE ALL DECKING IS SUITABLE TO RECEIVE NEW ROOFING BY REPLACING DAMAGED AREAS.
3. ALL EXISTING AIR VENTS TO BE SEALED FROM THE ATTIC SIDE PRIOR TO INSTALLING INSULATION. ATTIC WILL NOT BE VENTILATED.
4. ALL NEW WINDOWS AND DOORS TO BE REPLACED WITH ALUMINUM CLAD, THERMALLY BROKEN AND IMPACT RATED WITH INSULATED GLASS. NEW UNITS SHALL BE HISTORICALLY APPROPRIATE CONSISTING OF SIMULATED DIVIDED LITES WITH SPACER BARS.
5. ALL EXTERIOR TRIM TO BE REPAIR WHERE POSSIBLE AND REPLACE WHERE NEEDED. PAINT TO MATCH EXISTING.
6. ALL CURRENTLY PAINTED EXTERIOR SURFACES TO RECEIVE TOUCH UP PAINT WHERE NEEDED. MATCH EXISTING.



1 NORTH ELE
Scale: 1/4" = 1'-0"



2 WEST ELEV
Scale: 1/4" = 1'-0"

AVERAGE HEIGHT OF ROOF 21'-11"

SECOND FLOOR CEILING
19'-0"

SECOND FLOOR FFE 10'-0"

FIRST FLOOR CEILING 9'-0" 

FIRST FLOOR FFE 0°
GRADE -2'-4°

NOT FOR
CONSTRUCTION

Date Issued: MAY 2024
HISTORIC REVIEW - PRICING SET

[illegible]

A2.2

ELEVATIONS

Seal

NOT FOR
CONSTRUCTION

Date Issued:

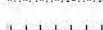
MAY 2024

HISTORIC REVIEW - PRICING SET

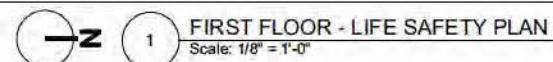
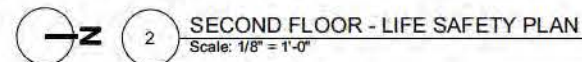
REVISION SCHEDULE	
DATE	NO. DESCRIPTION

A2.1

ELEVATIONS

- ## LEGEND
- | | |
|---|--|
|  | EXISTING CMU FINISH, ACCENT QUOINS AT CORNERS AND OTHER MASONRY DETAILS, REPAIR WHERE NEEDED |
|  | EXISTING STUCCO, REPAIR WHERE NEEDED |
|  | EXISTING BRICK, REPAIR WHERE NEEDED |
|  | NEW ROOFING WITH UNDERLAYMENT |



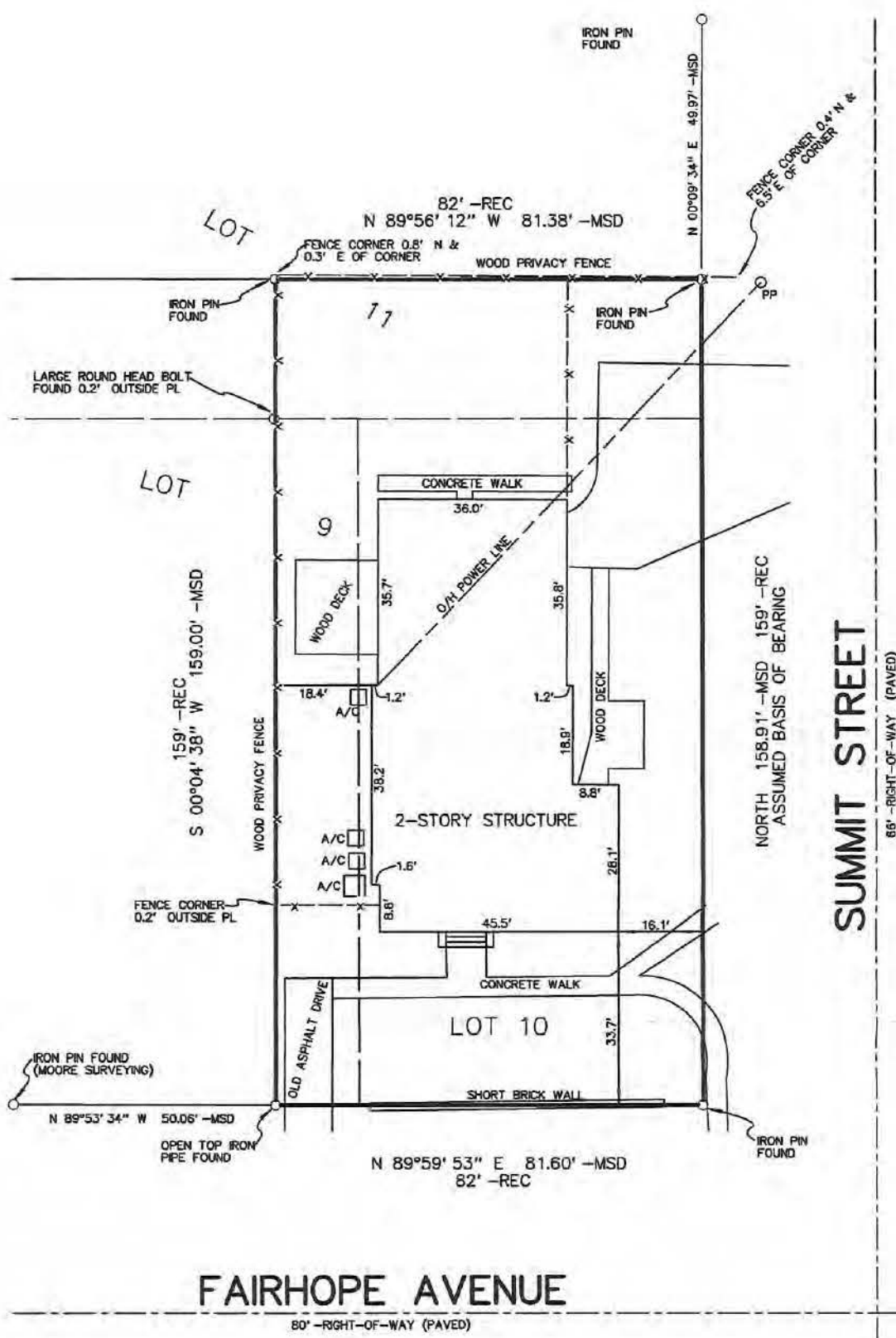
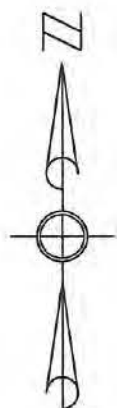


SUMMIT STREET INN			2018 INTERNATIONAL BUILDING CODE			
			2018 INTERNATIONAL BUILDING CODE			
SECTION	DESCRIPTION	NOTES				
	LEVEL III ALTERATION					
CONTRIBUTING STRUCTURE TO FAIRHOPE BAYFRONT DISTRICT ON NATIONAL REGISTER OF HISTORIC PLACES						
DESIGNATED HISTORIC BUILDING THROUGH BALDWIN COUNTY HISTORIC DEVELOPMENT COMMISSION SHIELD AND BANNER PROGRAM						
303.1.1	OCCUPANCY TYPE	PRIMARY: R-1; ACCESSORY: A-2, A-3, B, S (TRANSIENT HOTEL - LESS THAN 10 SLEEPING UNITS)				
602	CONSTRUCTION TYPE	VB PROTECTED (FULLY AUTOMATIC SPRINKLER SYSTEM THROUGHOUT PER NFPA 13R)				
TABLE 601	FIRE RATINGS	STRUCTURAL FRAME	BEARING WALLS:	EXT.	INT.	FLOOR ROOF
		0 HR	0 HR	0 HR	0 HR	0 HR
TABLE 602 / APPDX. D 102.2.6	FIRE DISTRICT REQ.	N/A				
508.4 / 707	FIRE SEPARATION	N/A (IEBC SECTION 1204.4)				
508	MIXED USE	NO				
705.8 / 716.5	RATED OPENINGS	N/A				
WHOLE BUILDING REQUIREMENTS						
SECTION	DESCRIPTION	REQUIRED	PROVIDED	NOTES		
503 / 504.2	MAX BUILDING AREA	7,000 SF MAX.	4,779 SF (EXISTING)	NO ADDITIONAL SF ADDED		
	MAX BUILDING HEIGHT	60 FT MAX	21'-11" FT (EXISTING)	FAIRHOPE 40 FT MAX		
	MAX BUILDING STORIES	3 STORIES MAX	2 STORY (EXISTING)			
903.3.1.2	SPRINKLER	NOT REQUIRED	FULLY AUTOMATIC SPRINKLER SYSTEM PROVIDED THROUGHOUT PER NFPA 13R			
1004.1.2	FLOOR AREA PER OCC.	R-1: 200/SF, A-2/A-3: 15/SF, B: 150/SF, S: 300/SF	8 OCCUPANTS - SECOND FLOOR 50 OCCUPANTS - FIRST FLOOR			
1107	ACCESSIBLE SLEEPING UNITS	1 REQ. PER 25 SLEEPING UNITS	1 PROVIDED	GROUND FLOOR (TYPE A OR B NOT REQ. PER ICC A117.1 AND IBC 305.9)		
FIRST FLOOR REQUIREMENTS						
SECTION	DESCRIPTION	REQUIRED	PROVIDED	NOTES		
1021	NUMBER OF EXITS	1 (<49 OCC)	2 PER SPACE	MOST SPACES HAVE DIRECT ACCESS TO EXTERIOR		
1005.3.2	EGRESS SIZING	0.15" PER OCCUPANT	36" EGRESS DOORS	ALL SPACES ON FIRST FLOOR		
1016.2	ALLOWABLE TRAVEL DISTANCE	250 FT	66'-3" MAX			
1014.3	COMMON PATH OF TRAVEL	75 FT	66'-3" MAX	1 EXIT		
2902.1	WATER CLOSETS	1 PER SLEEPING UNIT, 1 FOR COMMON SPACES	1 PER SLEEPING UNIT, 1 UNISEX			
	LAVATORIES	1 PER SLEEPING UNIT, 1 FOR COMMON SPACES	1 PER SLEEPING UNIT, 1 UNISEX			
	DRINKING FOUNTAINS	1 PER 1,000	WATER SERVICE PROVIDED BY HOTEL			
	OTHER (SHOWER)	1 PER SLEEPING UNIT	1 PER SLEEPING UNIT			
	OTHER	1 SERVICE SINK	1 PROVIDED			
SECOND FLOOR REQUIREMENTS						
SECTION	DESCRIPTION	REQUIRED	PROVIDED	NOTES		
1021	NUMBER OF EXITS	1 (<49 OCC)	1	EXISTING OPEN STAIR, NEW RAILING		
1005.3.2	EGRESS SIZING	0.15" PER OCCUPANT	32" EGRESS DOORS	NOT ENCLOSED PER IEBC 802.2.1 EX. 10		
	STAIR SIZING	0.20 IN PER 8 OCC - 1.6 IN	48" PROVIDED	NEW DOORS IN EXISTING OPENINGS TO BEDROOMS		
1016.2	ALLOWABLE TRAVEL DISTANCE	250 FT	67'-5" MAX	EXISTING OPEN STAIR, NEW RAILING		
1014.3	COMMON PATH OF TRAVEL	75 FT	67'-5" MAX			
2902.1	WATER CLOSETS	1 PER SLEEPING UNIT	1 PER SLEEPING UNIT			
	LAVATORIES	1 PER SLEEPING UNIT	1 PER SLEEPING UNIT			
	OTHER (BATHTUB/SHOWER)	1 PER SLEEPING UNIT	1 PER SLEEPING UNIT			

- [illegible]

D. SCOTT CARRIER-P.L.S.

13890 WHITE ROAD
SILVERHILL, ALABAMA 36576
(251)689-9693



Legal Description:

East 16ft. of Lot Nine (9), all of Lot Ten (10) and South 27 ft. of Lot Eleven (11), except the West 50 ft. thereof, Block Nine (9), Division One (1), lands of the Fairhope Single Tax Corporation in the City of Fairhope, Alabama as per its plat thereof filed for record Sept. 13, 1911, Misc. Book 1, Pages 320-21, Probate Records; except as modified by a map or survey plat of said Lots 9, 10 and 11 by Claude W. Arnold made April 24, 1959, dated May 9, 1959; Frac'l Section 18, Township 6 South, Range 2 East, Baldwin County, Alabama.

(Description copied from warranty bill of sale.)

SURVEYOR'S NOTES:

- 1) THIS DRAWING AND/OR CERTIFICATION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH, OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENT AT TIME OF FIELD SURVEY.
- 2) IT IS THE OPINION OF THE UNDERSIGNED THAT THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X-UNSHADED", AS SCALED FROM THE CURRENT FLOOD INSURANCE FIRM MAP.
- 3) THERE MAY BE ADDITIONAL BUILDING SETBACK REQUIREMENTS OTHER THAN SHOWN ON THE RECORD PLAT.
- 4) LIMITS OF LIABILITY SHALL BE NO GREATER THAN TO AMOUNT OF SURVEY INVOICE.

LOAN OR CLOSING SURVEY

DESCRIPTION		I, D. SCOTT CARRIER, A REGISTERED LAND SURVEYOR, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.	
CLIENT		 D. SCOTT CARRIER PROFESSIONAL LAND SURVEYOR ALABAMA REGISTRATION NO. 24327 NOT VALID WITHOUT SIGNATURE AND EMBOSSED SEAL.	
SCALE:	1" = 30'		
JOB NO.	21-038		
DATE	8/30/21		
DRAWN BY:		DSC	
FIELD DATE:		8/27/21	
SHEET		1 OF 1 SHEETS	

From: [Robert Deneefe](#)
To: [planning](#)
Subject: 131 Fairhope Ave.
Date: Thursday, July 4, 2024 2:07:10 PM



Unfortunately, I won't be able to attend the meeting on July 15.

However, being a resident of 217 Fairhope Ave., I wanted to share my positive view of the exception request to allow a hotel to be operated at 131 Fairhope Ave.

I may be wrong, but it seems that this building was a hotel long ago. Maybe called the Fairhope Inn or Fairhope Hotel?

I think that as long as they offer parking and comply with local building codes with upgrading the building that it will have a positive impact on the area. I would also hope that they either renovate the existing or build an envelope that is similar to the exterior old building.

Many thanks for your work on this and other matters that affect the quality of life in Fairhope..

Sincerely,

Robert DeNeeffe

PS I will be available by email for the next few weeks if anyone wants to contact me.