

City of Fairhope
Board of Adjustment and Appeals
5:00 PM
City Council Chambers
August 16, 2021

1. Call to Order
2. Approval of Minutes
 - July 19, 2021
3. Consideration of Agenda Items:
 - A. BOA 21.08 Public hearing to consider the request of Walcott Adams Verneuille Architects, Inc. for a Special Exception to allow Restaurant Use for property located at 805 S. Mobile Street.
PPIN #: 61363
4. Old/New Business
5. Adjourn

The Board of Adjustments met Monday, July 19, 2021, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Anil Vira, Chairman; Cathy Slagle; Donna Cook; Michael Baugh; Frank Lamia; David Martin, Alternate I; Ryan Baker, Alternate II; Hunter Simmons, Planning and Zoning Manager; Samara Walley, City Planner; and Allie Knutson, Secretary.

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

Chairman Vira introduced three new Board Members: Michael Baugh, Frank Lamia, and Ryan Baker.

Minutes

- **June 10, 2021**

Motion:

Cathy Slagle made a motion to approve the minutes with no changes.

Chairman Vira seconded the motion and the motion carried unanimously with the following vote:

Aye: Anil Vira, Cathy Slagle, Donna Cook, Frank Lamia, and Michael Baugh.

Nay: None.

BOA 21.05 – Public hearing to consider the request of Justin and Emily Chappell to allow a front setback variance for an accessory structure located at 7275 Wild Oaks Road. PPIN # 51895

Samara Walley, City Planner, presented the case summary:

The Applicants, Justin and Emily Chappell, are requesting a variance to the front yard setback for an addition to the primary structure. The property is zoned R-1, Single Family Residential, and the proposed addition would be a carport with additional storage space. According to the Applicant, the current configuration prohibits adding additional structures anywhere on the lot.

It should be noted that the Applicant previously submitted an application to allow a detached accessory structure that would be situated closer to Clearwater Circle. The Zoning Ordinance requires that detached accessory structures be situated no nearer than the principle structure along side streets and behind the rear building line of the principle structure. The original drawing was revised to indicate an addition. Therefore, the primary structure setback is applicable. The submitted drawing is not to scale and does not provide the rear setback line. The addition must meet the rear setback requirement.

According to the recorded plat, there is a 35' setback requirement along Clearwater Circle. The proposed addition would be 20' from Clearwater Circle. The property across the street to the east has a 35' front setback as well, but the house appears to be situated 20' from the front property line on Clearwater Circle. Using this property as a precedent, Staff can determine that the encroachment of the subject property would not change the character of the neighborhood.

Staff recommends of BOA 21.05 subject to the following conditions:

- 1. The addition shall not encroach in the 35' rear setback requirement. All setbacks shall be illustrated on any plans submitted for building permit.**
- 2. Submission of revised application document stating that the addition is attached.**

Frank Lamia asked if the surrounding neighbors were notified of the variance request. Hunter Simmons, Planning and Zoning Manager, stated that property owners within 325' of the Chappell's property were notified via mail. One letter of support was received and no objections. Mr. Simmons also explained the difference between a variance and a hardship.

The Applicant, Justin Chappell, was present, but no further comments were made. The Board Members had no further questions.

Chairman Vira opened the public hearing, no one spoke, and the public hearing was closed.

Motion:

Cathy Slagle made a motion to accept staff's recommendation of approval with conditions:

1. The addition shall not encroach in the 35' rear setback requirement. All setbacks shall be illustrated on any plans submitted for building permit.
2. Submission of revised application document stating that the addition is attached.

Michael Baugh seconded the motion and the motion carried unanimously with the following vote:

Aye: Anil Vira, Cathy Slagle, Donna Cook, Frank Lamia, and Michael Baugh.

Nay: None.

Old/New Business

Hunter Simmons, Planning and Zoning Manager, proposed the idea of having a Work Session for the new Board Members prior to next month's meeting on August 4, 2021, at 11:30 AM at the Nix Center.

Motion:

Cathy Slagle made a motion to set the Work Session August 4, 2021, at 11:30 AM at the Nix Center (upon availability).

Chairman Vira seconded the motion and the motion carried unanimously.

Aye: Anil Vira, Cathy Slagle, Donna Cook, Frank Lamia, and Michael Baugh.

Nay: None.

Adjournment

Chairman Vira made a motion to adjourn.

Cathy Slagle seconded the motion.

Adjourned at 5:16 PM.

Anil Vira, Chairman

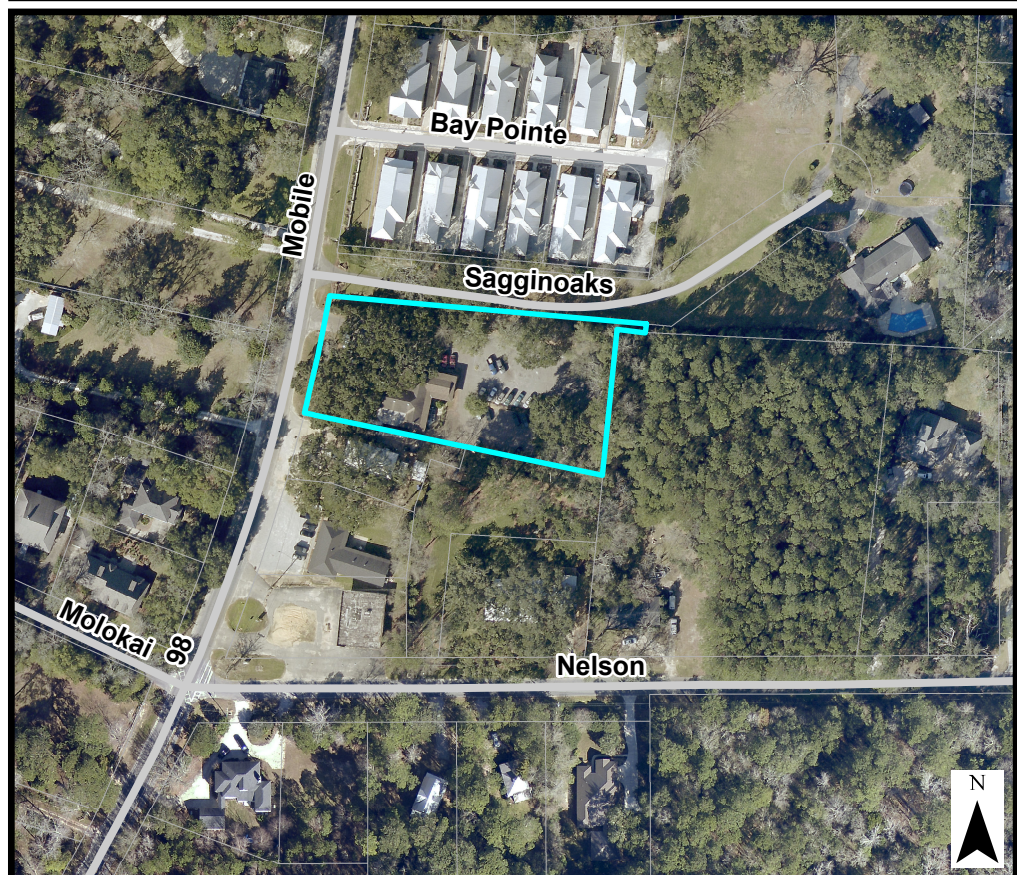
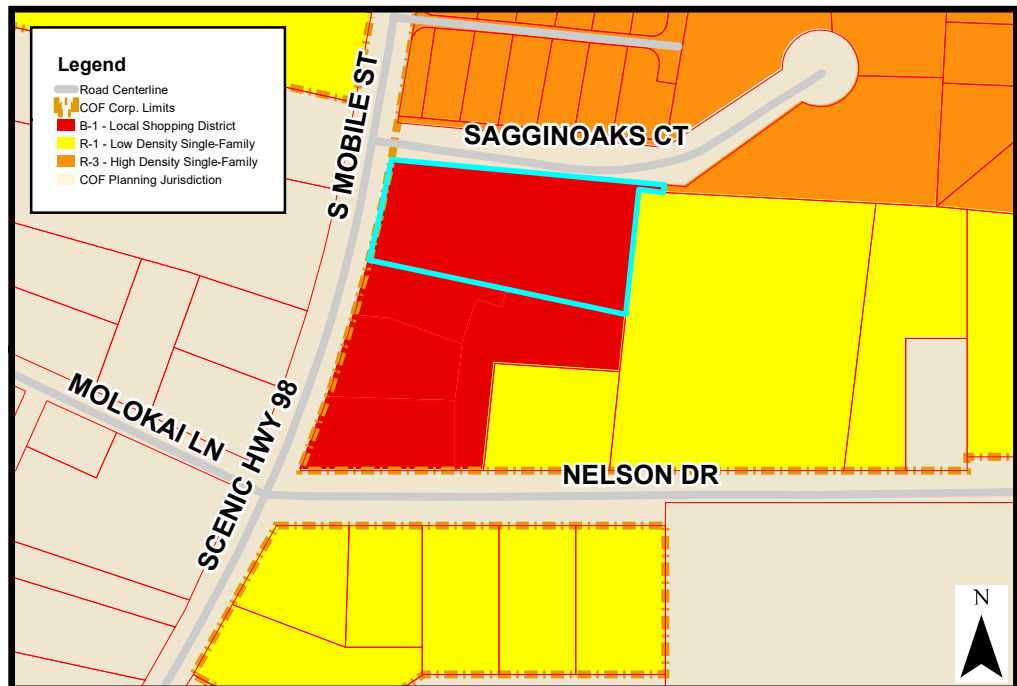
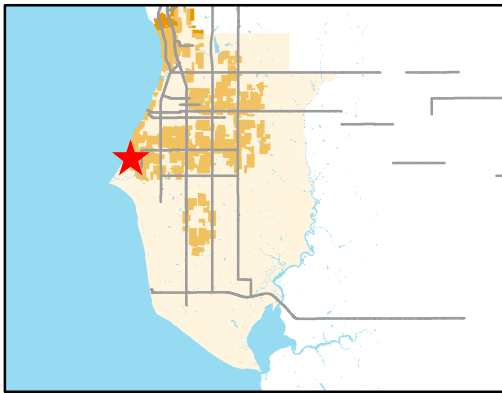
Allie Knutson, Secretary

City of Fairhope Planning Commission

August 16, 2021



BOA 21.08 - Chimes Restaurant



Project Name:	805 S Mobile Street
Application Type:	Special Exception
Variance Type:	Special Exception - Restaurant
Jurisdiction:	City of Fairhope
Zoning District:	B-1, Local Shopping District
PPIN Number:	61363
General Location:	East side of S. Mobile Street and south of Saggin Oaks Court
Owner / Applicant:	Ocro Properties LLC - Tyler Hood
Recommendation:	Approval w/ conditions
Prepared by:	Samara Walley



APPLICATION FOR BOARD OF ADJUSTMENTS

Application Type: Administrative Appeal Special Exception Variance

Property Owner / Leaseholder Information		
Name: <u>Ocro Properties LLC - Tyler Hood</u>	Phone Number: <u>225-328-6673</u>	
Street Address: <u>805 S Mobile Street</u>		
City: <u>Fairhope</u>	State: <u>AL</u>	Zip: <u>36532</u>

Applicant / Agent Information		
If different from above. Notarized letter from property owner is required if an agent is used for representation.		
Name: <u>Walcott Adams Verneulle Architects</u>	Phone Number: <u>251-928-6041</u>	
Street Address: <u>1 S School Street</u>		
City: <u>Fairhope</u>	State: <u>AL</u>	Zip: <u>36532</u>

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.

Tyler Hood
Property Owner/Leaseholder Printed Name

7/9/21
Date

[Signature]
Signature

N/A
Fairhope Single Tax Corp. (If Applicable)

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JUL 12 2021

BY: [Signature]



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) Use Type for Zoning

Describe the indicated conditions: The property is zone B-1. Per Table 3-1 for Use, Restaurant use is only permitted on appeal.

How do the above indicated characteristics preclude reasonable use of your land?
While the property has historically been used as a restaurant, past approval does not appear to be on file (due to age), therefore we are seeking approval for use as a restaurant in this application.

What type of variance are you requesting (be as specific as possible)?
Use as a restaurant.

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:	\$ 520.00	

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.

Tyler Hood
 Property Owner/Leaseholder Printed Name

7/9/21

Date

[Signature]
 Signature

N/A
 Fairhope Single Tax Corp. (If Applicable)

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JUL 12 2021

BY: AK

The applicant is requesting a special exception to allow a restaurant at the property located at 805 South Section Street. The property is zoned B-1 Local Shopping District. According to the Zoning Ordinance this district is *“intended to provide for limited retail convenience goods and personal service establishments in residential neighborhoods and to encourage the concentration of these uses in one (1) location for each residential neighborhood rather than in scattered sites occupied by individual shops throughout a neighborhood. Restaurants in the B-1 zoning district may be permitted only on appeal to the Board of Adjustments and may be subject to special conditions. Drive thru restaurants shall not be permitted in the B-1 zoning district.”*

Comments:

The *City of Fairhope Zoning Ordinance* defines a special exception as follows:

Special Exception: Permission granted by the Board of Adjustment for a use indicated in this ordinance as a use limited to a special exception procedure, subject to conditions specified in this ordinance and any conditions the Board deems necessary to ensure that community interests are furthered by permission of the use.

The Board of Adjustments is authorized to grant special exceptions through Article II.A.d(2) which states the following:

d. Duties and Powers: The Board shall have the following duties and powers:

(2) Special Exceptions - To hear and decide special exceptions to the terms of this ordinance upon which the board is required to pass under this ordinance.

The Ordinance provides guidance for special exception requests through the following criteria:

Article II.C.3.e.

Criteria - (2) 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;**
- (b) Compliance with any other approved planning document;**
- (c) Compliance with the standards, goals, and intent of this ordinance;**
- (d) The character of the surrounding property, including any pending development activity;**
- (e) Adequacy of public infrastructure to support the proposed development;**
- (f) Impacts on natural resources, including existing conditions and ongoing post-development conditions;**
- (g) Compliance with other laws and regulations of the City;**
- (h) Compliance with other applicable laws and regulations of other jurisdictions;**
- (i) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values;**
- (j) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values.**
- (k) Overall benefit to the community;**
- (l) Compliance with sound planning principles;**

- (m) Compliance with the terms and conditions of any zoning approval; and**
- (n) Any other matter relating to the health, safety, and welfare of the community.**

When a special exception is granted by the Zoning Board of Adjustment it has the following effect:

Article II.C.3.f.

Effect of Appeal – An appeal to the Board stays all legal proceedings in furtherance of the application appealed from unless the Director certifies to the Board that a stay would cause imminent peril to life and property. In such cases, proceedings will not be stayed, unless by operation of a court of competent jurisdiction. If an appeal fails for any reason, the stay shall be lifted.

Analysis and Recommendation:

Special Exception Criteria:

(b) Compliance with any other approved planning document

Response:

“Restaurant” is an allowable use within the B-1 zoning classification as indicated in the City of Fairhope Zoning Ordinance Article III, Section B., Table 3-1 Use Table. However, “Restaurant” is not allowable by right and a special exception is required to allow the use. Further, Table 3-1 indicates the use is allowed “only on appeal and subject to special conditions”.

Staff has reviewed the application under the guidelines found in Article II.C.3.e. regarding special exceptions. The previous use was a restaurant at this location and the proposed restaurant is similar in style and is not changing the existing building footprint.

It should be noted that the applicant submitted a site plan of the existing and proposed conditions of the site. They anticipate both interior and exterior renovations including parking lot improvements. It is important to note that the application is for the use as a restaurant. The site plan is subject to change. Compliant parking and tree preservation shall be required prior to the issuance of a business license.

The applicant submitted the following statement.

“Chimes Restaurant recently purchased 805 S Mobile Street, previously the Wintzell’s Oyster House. Chimes intends to reopen the building as a restaurant.

They will give the building a fresh new look on the exterior. They intend to replace the roof and paint the building. The interior will be completely renovated to work with Chimes theme and branding.

The large oak trees are features that attracted Chimes to the property. They intend on doing everything possible to keep the oak trees and allow them to flourish. They have hired an arborist to help them keep healthy during construction and beyond.

They also understand there has been a history of drainage issues on the property. They have hired Lieb engineering to help with the final parking and drainage design. The parking lot was previously paved and has been converted to gravel and grass. The long term solution is intended be a pervious parking material, like gravel. This will help drainage and be a better solution for the trees.

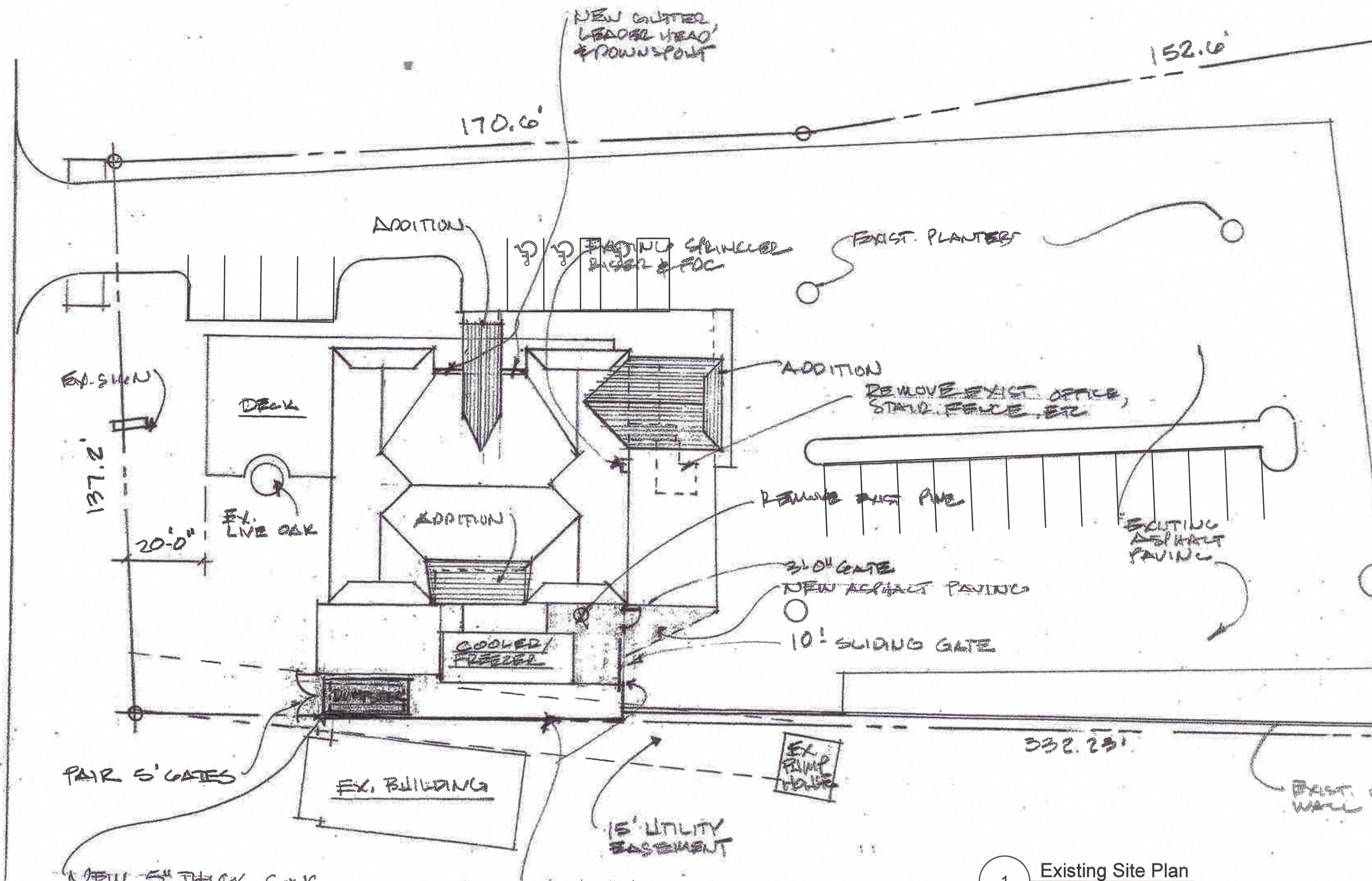
The Chimes Restaurant & Tap room has been a Baton Rouge and LSU tradition serving fine patrons for over 25 years. We have continued to grow and have brought this tradition to our second location in Baton Rouge and now a third, located in Covington. Our goal is to provide a relaxed, family friendly experience while serving the best made-from-scratch menu possible...”

Recommendation:

Staff recommends APPROVAL of BOA 21.08, subject to the following conditions:

1. Submission of a revised site plan illustrating complaint parking and tree protection prior to the issuance of a business license.

SCHEMATIC 078



1 Existing Site Plan
Scale: 1" = 20'-0"



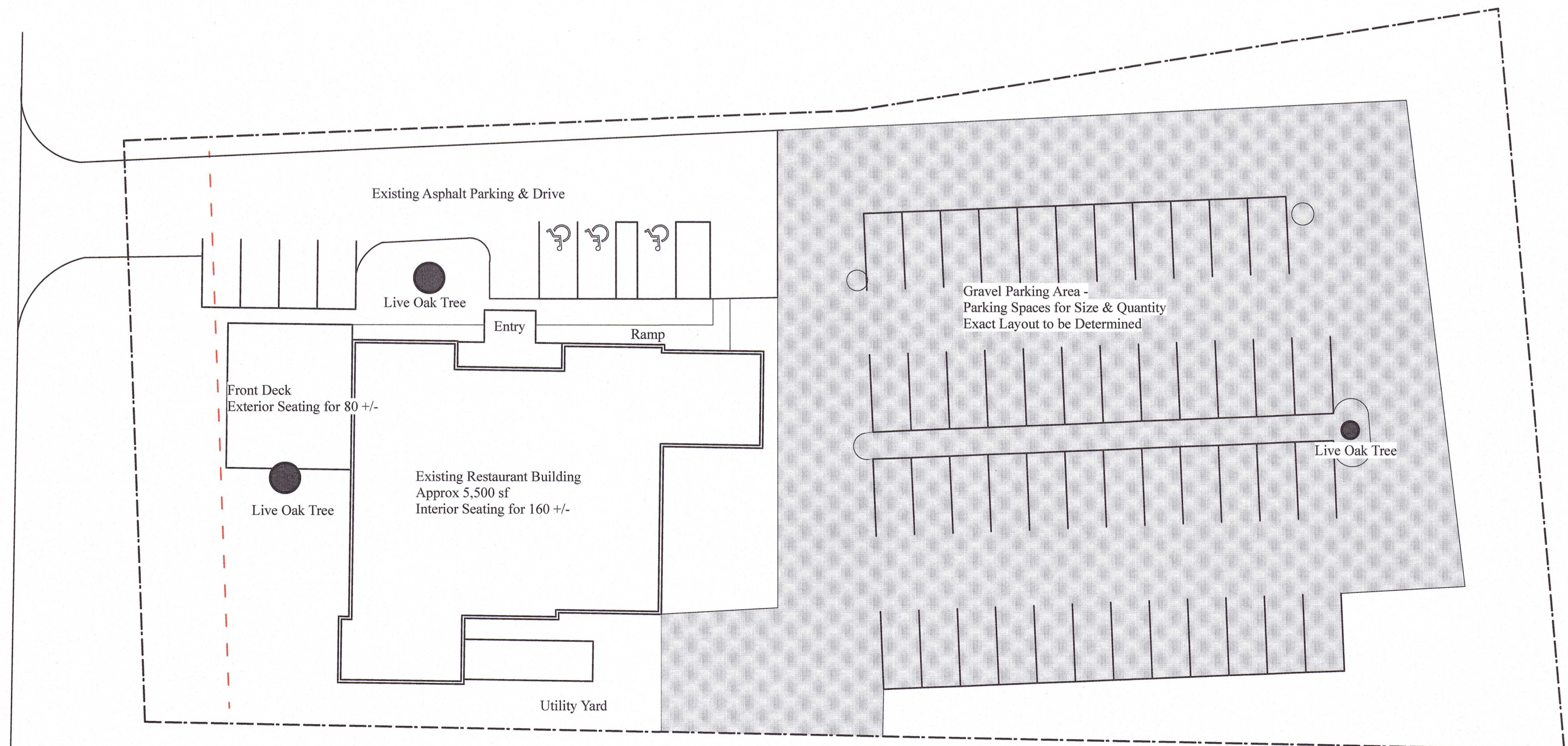
Existing Gravel and Grass Parking Lot



Existing Entrance and ADA Parking



Existing Gravel and Grass Parking Lot



2 Proposed Site Plan
Scale: 1" = 20'-0"

W
WALCOTT
ADAMS
VERNEUILLE
ARCHITECTURE|INTERIORS
1 SOUTH SCHOOL STREET
FAIRHOPE, AL 36532
(251) 928-6041

Renovations to
Chimes Restaurant
 805 S Mobile Street
 Fairhope, AL

Date	June 9, 2021
Revised	
Revised	
Revised	
Drawn	
Checked	
Copyright 2021 Walcott Adams Verneuille Architects, Inc.	

A1
Site Plan

W

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From: [Hunter Simmons](#)
To: [Allie Knutson](#)
Subject: Fwd: Special Exception, Case BOA 21.08
Date: Thursday, August 5, 2021 7:31:55 AM

Get [Outlook for iOS](#)

From: Pat lewis <lewis1304@comcast.net>
Sent: Wednesday, August 4, 2021 5:08:53 PM
To: planning <planning@fairhopeal.gov>
Subject: Special Exception, Case BOA 21.08

SENT FROM AN EXTERNAL ADDRESS

Dear Sir,

I received your recent letter requesting feedback regarding an exception request for a restaurant on a property that is 300' from my residence.

I do not want a restaurant in the middle of our residential area. It will decrease property values, increase noise and traffic and lead to a larger rodent problem that we have had to fight since the closure of another restaurant down the road. Please do not approve an exception. These same reasons, were the reasons for listing the lot residential, no restaurant.

Respectfully submitted,

Mary Lewis
45 Bay Pointe Ct

Sent from my iPad

Catherine Mangon
2 Paddock Drive

Allie spoke with Ms. Mangon on 8/6/2021. She was concerned with outdoor seating restaurant noise such as music, clanking of dishes, and customers being loud. She stated that with the previous restaurants, she was able to hear the noise while in her bedroom.



WALCOTT
ADAMS
VERNEUILLE
ARCHITECTS

One South School Street
Fairhope, AL 36532
251-928-6041
FAX 251-928-6045
www.wavarchitects.com

July 12, 2021

Hunter Simmons, Planning & Zoning Manager
City of Fairhope
P.O. Box 429
Fairhope, Alabama 36533

Re: 805 S Mobile Street, Chimes Restaurant
Board of Adjustments & Appeals Application

Dear Mr. Simmons:

Chimes Restaurant recently purchased 805 S Mobile Street, previously the Wintzell's Oyster House. Chimes intends to reopen the building as a restaurant.

They will give the building a fresh new look on the exterior. They intend to replace the roof and paint the building. The interior will be completely renovated to work with the Chimes theme and branding.

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Sincerely,

WALCOTT ADAMS VERNEUILLE ARCHITECTS, INC.

Ryan Baker, Principal Architect

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JUL 12 2021

By: AK



WALCOTT
ADAMS
VERNEUILLE
ARCHITECTS

One South School Street
Fairhope, AL 36532
251-928-6041
FAX 251-928-6045
www.wavarchitects.com

July 9, 2021

Hunter Simmons, Planing & Zoning Manager
City of Fairhope
P.O. Box 429
Fairhope, Alabama 36533

Re: 805 S Mobile Street, Chimes Restaurant
Authorized Agent

Dear Mr. Simmons:

Tyler Hood, Managing Member of Ocro Properties, authorizes and permits Ryan Baker and any employees of Walcott Adams Verneuille Architects to act as his representative and agent in any manner regarding this application which relates to property located at 805 S Mobile Street, Fairhope, Alabama and described as tax parcel ID# 46-04-19-3-000-013.003.

Sincerely,
WALCOTT ADAMS VERNEUILLE ARCHITECTS, INC.

Ryan Baker, Principal Architect

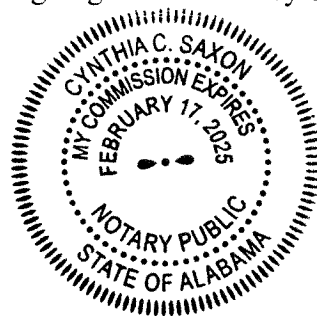
Tyler Hood, Owner

I, Cynthia C. Saxon, a Notary Public in and for the State of Alabama at Lard, hereby certify that Ryan Baker and Tyler Hood, whose names are signed on the foregoing document, and who are known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing document they executed the same voluntarily on the day the same bears date.

Cynthia C. Saxon

Notary Public:

My Commission Expires February 17, 2025



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JUL 12 2021


BY: AK



CERTIFICATION OF PROPERTY OWNER NOTIFICATION LIST
As Required by the City of Fairhope

Hearings on Board of Adjustments & Appeals applications require notification to all property owners within 300 feet of the property under consideration for the change. This list must be the most current property owners' records available from the Baldwin County Revenue Office.

By signing below, I ^{Ryan Baker,} Walcott Adams Verneuille Architects, (applicant) do hereby certify that the property owner list attached to this application was obtained from the Baldwin County Revenue Office and is a complete list of all real property owners/lessees within 300 feet of the parcel submitted for consideration by the Board of Adjustments & Appeals.



Signature of Applicant or Authorized Agent

7/9/21

Date of Application

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JUL 12 2021

BY: AK

**Fairhope Board of Adjustments & Appeals Application for
805 S Mobile Street, Fairhope**

Parcel Number	Fin	Owner Name	Address	Address 2	City	State	Zip	Property Street Number	Property Street Name	Land Use Type	Actions
05-46-03-37-0-012-022.000	1537	TACON, LEE B JR ETAL TACON, ANN C	738 SOUTH MOBILE ST		FAIRHOPE	AL	36532	738	MOBILE ST	COMMERCIAL	1537
05-46-04-19-3-000-012.000	3698	STEINMETZ, JOHN C ETAL SINNOCK-STEINMETZ	6081 NELSON DR		FAIRHOPE	AL	36532	6081	NELSON DR	COMMERCIAL	3698
05-46-04-19-3-000-013.000	11839	MONKEY BIZ L L C	17674 HITCHING POST CIR		FAIRHOPE	AL	36532	821	MOBILE ST S	COMMERCIAL	11839
05-46-03-37-0-012-023.000	23003	JONES, WILLIAM H (J/2 INT) ETAL JONES, R	P O BOX 526		FAIRHOPE	AL	36533	742	MOBILE ST S	COMMERCIAL	23003
05-46-03-37-0-012-024.000	24330	KOMAREK, SUSAN ANNE ETAL BLANNO,	1417 SPYGLASS CT		ITASCA	IL	60143	746	MOBILE ST S	COMMERCIAL	24330
05-46-04-19-3-000-013.001	36229	TONSMEIRE DEVELOPMENT CORPORATION	16 S SUMMIT ST		FAIRHOPE	AL	36532	1945	SCENIC HWY 98	COMMERCIAL	36229
05-46-04-19-3-000-010.000	44034	MOFFETT, DEBORAH H ET VIR WILLIAM H	6125 NELSON AVE		FAIRHOPE	AL	36532	6125	NELSON AVE	RESIDENTIAL	44034
05-46-06-24-4-000-001.000	45260	HALL, ROBERT PHYFER ETAL HARRIOT H	19493 SCENIC HWY 98		FAIRHOPE	AL	36532	19493	SCENIC HWY 98	COMMERCIAL	45260
05-46-04-19-3-000-013.002	60675	BAY BOUTIQUE L L C	10821 ST HWY 104	P O BOX 1985	FAIRHOPE	AL	36532	805	MOBILE ST S	COMMERCIAL	60675
05-46-04-19-3-000-013.004	257614	STEINMETZ, JOHN C ETAL SINNOCK-STEINMETZ	C/O DONLON INVESTMENT CO LLC		MOBILE	AL	36532	0	NELSON DR	VACANT	257614
05-46-04-19-3-000-017.007	367548	BRELAND, CHARLES K JR	P O BOX 7430		SPANISH FORT	AL	36577	0	NELSON DR	VACANT	367548
05-45-06-24-4-000-002.002	82778	SONENSTEIN, BURTON ETAL SONENSTEIN, FREY	2 MOLOKAL LN		FAIRHOPE	AL	36532	2	MOLOKAL LN	RESIDENTIAL	82778
05-45-06-24-4-000-002.000	27019	HOLLINGSWORTH, MARY D ISON	1930 INVERNESS RD SE. (MA)		SMYRNA	GA	30080	19475	SCENIC HWY 98	RESIDENTIAL	27019
05-45-06-24-4-000-002.001	16481	SIMMONS, KENNETH J ETAL SIMMONS, BARBARA	3 MOLOKAL LN		FAIRHOPE	AL	36532	3	MOLOKAL LN	RESIDENTIAL	16481
05-46-03-37-0-013-118.000	42378	THOMAS, LAWRENCE P ETUX JANET M	56 SAGGINOAKS CT		FAIRHOPE	AL	36532	56	SAGGINOAKS CT	VACANT	42378
05-46-03-37-0-013-118.002	42374	THOMAS, L P & JANET M	56 SAGGINOAKS CT		FAIRHOPE	AL	36532	56	SAGGINOAKS CT	RESIDENTIAL	42374
05-46-03-37-0-013-118.003	377049	THOMAS, CORY B ETUX HOLLY H	60 SAGGINOAKS CT		FAIRHOPE	AL	36532	60	SAGGINOAKS CT	RESIDENTIAL	377049
05-46-03-37-0-013-117.001	341788	RIEDLEY, CHARLES JOHN III	33 BAY POINTE CT		FAIRHOPE	AL	36532	33	BAY POINTE CT	RESIDENTIAL	341788
05-46-03-37-0-013-117.002	341789	BRELAND, LOUIS W	2101 CLINTON AVE W STE 201		HUNTSVILLE	AL	35805	37	BAY POINTE CT	RESIDENTIAL	341789
05-46-03-37-0-013-117.003	341790	TULAO, MARINO S ETAL TULAO, EMMA F	41 BAY POINTE CT		FAIRHOPE	AL	36532	41	BAY POINTE CT	RESIDENTIAL	341790
05-46-03-37-0-013-117.004	341791	LEWIS, MARY P SURVIVING TRUSTEE OF THE L	45 BAY POINTE COURT		FAIRHOPE	AL	36532	45	BAY POINTE CT	RESIDENTIAL	341791
05-46-03-37-0-013-117.005	341792	ST DENIS, JANET A AS TRUSTEE OF THE JANE	49 BAY POINTE CT		FAIRHOPE	AL	36532	49	BAY POINTE CT	RESIDENTIAL	341792
05-46-03-37-0-013-117.006	341793	QUATTLEBAUM, KENNETH W ETAL QUATTLEBAUM,	44 BAY POINTE CT		FAIRHOPE	AL	36532	44	BAY POINTE CT	RESIDENTIAL	341793
05-46-03-37-0-013-117.007	341794	SARGENT, H L ETAL SARGENT, ELIZABETH P	48 BAY POINTE CT		FAIRHOPE	AL	36532	48	BAY POINTE CT	RESIDENTIAL	341794
05-46-03-37-0-013-117.008	341795	PATE, ALAN T ETAL PATE, BARBARA J	40 BAY POINTE CT		FAIRHOPE	AL	36532	40	BAY POINTE CT	RESIDENTIAL	341795
05-46-03-37-0-013-117.009	341796	ZUELZKE, ARTHUR C ETAL ZUELZKE, KATHERIN	478 CO RD 539		FAIRHOPE	AL	36532	36	BAY POINTE CT	RESIDENTIAL	341796
05-46-03-37-0-013-117.010	341797	MITCHELL, ERNEST CRAIG ETAL MITCHELL, AM	32 BAY POINTE CT		VERBENA	AL	36091	32	BAY POINTE CT	RESIDENTIAL	341797
05-46-03-37-0-013-117.011	341798	HARBIN, MARY M ETAL HARBIN, KARL W	1512 RIVER RD DR		TUSCALOOSA	AL	35406	28	BAY POINTE CT	RESIDENTIAL	341798
05-46-03-37-0-013-117.012	341799	BAY POINTE OWNERS ASSOCIATION INC	P O BOX 802		POINT CLEAR	AL	36564	0	BAY POINTE CT	VACANT	341799
05-46-03-37-0-013-117.013	341800	BAY POINTE OWNERS ASSOCIATION INC	P O BOX 802		POINT CLEAR	AL	36564	0	BAY POINTE CT	VACANT	341800
05-46-03-37-0-013-117.000	109075	HART, BRENTLY M ETAL HART, KAY M	29 BAY POINTE CT		FAIRHOPE	AL	36532	29	BAY POINTE CT	RESIDENTIAL	109075