

**Alma Zoning Board of Appeals
August 31, 2021**

Chairperson Justin called the meeting of the Alma Zoning Board of Appeals to order at 5:00 PM at the City of Alma Municipal Building.

Present: Godfrey, Ayers, Guerrero, Justin, Wight, and Hall
Absent: None

Others Present: Aeric Ripley, City of Alma Zoning Administrator
Garrett Whitmore, State Street Optics
Peter Tacia, State Street Optics
Nick Houghton, E & S Graphics
Cory Irving

A motion was made at 5:03 PM by Ayers, and seconded by Hall, to approve the minutes of the June 29, 2021 meeting.

Yes: Godfrey, Ayers, Guerrero, Justin, Wight, and Hall
No: None

Public Hearing - Sign Variance Request 322 N State – 29-51-031-271-00: An appeal of the projecting sign ordinance size limitation. The applicator, State Street Optics, proposes to install a 43” x 66” projecting sign on the front façade of the building for a new office use. The property is zoned B1, Central Business District. The B1, District allows for the installation of projecting signage.

Chairperson Justin opened the public hearing.

A project overview was given by Ripley. The primary reason for the variance request is due to the ordinance size limitation of 7.5 sq ft. per side, totaling 15 sq. ft. The owners would like this sign to match the one at their downtown St. Louis location. The Alma Planning Commission is currently working on amendments to the sign ordinance, which will include an amendment to the size allowed for projecting signage. The sign will project from the wall 6’, almost matching the Pine Knot pro sign. The sign location meets the minimum 8’ height requirement and distance from the curb. No comments were received from the letter or the notice in the newspaper.

Godfrey commented that the sign is smaller than the projecting sign approved for the hotel, but this sign is proportional to the front façade size at 322 N State.

Houghton described the interior lighting of the sign. Guerrero asked how bright the sign would be. The LED lights are meant to accent the lettering on the sign only.

A motion was made by Hall and supported by Godfrey to close the public hearing and approve the variance requested on the basis that the size of the sign and the location on front façade of 322 N State is reasonable and proportional to the size of the building and meets all other requirements of the projecting sign ordinance.

Yes: Godfrey, Ayers, Guerrero, Justin, Wight, and Hall
No: None

Setback Variance Request 927 Ely Street – 29-51-032-294-00: Request for a variance from the front yard requirement of 25'. The applicant, Lou Irvin, proposes to construct a 16' x 24' garage. The applicant is proposing a 5' front yard setback for the property line off of Sharrar Avenue. The property is zoned R1a, Single Family Residential. R1a Districts allow garages as a permitted use.

Chairperson Justin opened the public hearing.

A project overview was given by Ripley. The home at 927 Ely is on the corner of Ely and Sharrar, the garage will be placed off of Sharr Avenue, where the driveway is located for the home. The home is only 5' off the property line along Sharrar, the roadway is not centered within the ROW. This makes it very difficult to place anything new on the parcel and meet the requirements of the current zoning. It is a very unique neighborhood; all the homes are very close to front yard property lines. The proposed placement does not provide easy ingress and egress to the garage, since all the "yard" is the ROW. Staff did receive verification from the Public Services department the homeowner has enough street frontage to request a second driveway approach. This would require a permit from the Public Services Department. The new approach cannot be directly connected to the current driveway, there must be some green space. That is to be determined by the Public Services Department.

Godfrey stated the new driveway approach would determine the final location of the garage. The ZBA would just provide the front yard setback relief.

Godfrey and Justin commented the neighbor garages to the north are consistent with the requested 5' front yard setback.

Irving commented the garage was planned to be about 3' from the edge of the current approach and ADA ramp into the home. A concrete walk would be poured for the ramp to the garage entrance door on the south side of the garage.

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Ripley, even if the garage has to be moved to the north to accommodate the new driveway approach the walk from the ramp to the garage door can be extended, since it is behind the property line.

The proposed placement would meet all other setbacks and be under the maximum lot coverage. No comments were received from the letter or the notice in the newspaper.

A motion was made by Godfrey and seconded by Ayers to close the public hearing and approve the 5' front yard setback; based upon the uniqueness of the lot, most of the front yard is ROW and proposed placement is consistent with neighboring homes and garages along the street. The owner must also apply for and receive approval from the Public Services Department for a new driveway approach to the garage.

Yes: Godfrey, Ayers, Guerrero, Justin, Wight, and Hall
No: None

Other Business

The board discussed an upcoming request from the new owners of the Mobile Home Park on Linwood Avenue. The ZBA board set a date of September 28, 2021 at 4:30 pm to hear from Alma Mobile Home Community.

A motion was made by Guerrero and supported by Wight to adjourn the meeting at 5:40 PM.

Yes: Godfrey, Ayers, Wight, Hall, and Guerrero
No: None

Respectfully Submitted,

Aeric Ripley, Recording Secretary