

**Alma Zoning Board of Appeals
September 23, 2020**

Board member Ayers called the meeting of the Alma Zoning Board of Appeals to order at 5:15 PM at the City of Alma Municipal Building.

Present: Godfrey, Ayers, Justin and Hall
Absent: Guerrero and Wight

Others Present: Aeric Ripley, City of Alma Zoning Administrator
Doug Lott, Lott Construction

A motion was made at 5:20 PM by Ayers, and supported by Hall, to approve the minutes of the October 15, 2019 meeting.

Yes: Godfrey, Ayers, Justin, Hall
No: None

VARIANCE REQUEST FOR 813 N COURT AVENUE – An appeal of the required 30’ front and rear yard setback. The applicates David and Nancy Michael, propose to construct a new home with attached garage to replace the home and garage destroyed by a fire. The applicant is proposing a front yard setback of twenty feet (20’), and a rear yard setback from the attached garage of eleven feet (11’). This parcel is zoned R1, Single Family Residential.

A presentation was given by Ripley describing the requested variance The reconstruction of the garage and residence will inhabit the same footprint of the former residence. The size and shape of this parcel is unique. It’s “L” shape presents difficulty conforming to modern zoning regulations. It is Ripley’s opinion that this parcel would be difficult to develop without a variance.

The original house was destroyed by a fire and has been demolished.

Ripley commented that it is positive to see a home being replaced after a fire.

The builder was present but had no additional comments to offer.

No communications regarding the project were received by city staff.

Godfrey expressed approval for the home design. Hall and Ayers also expressed support.

A motion was made at 5:25 PM by Ayers, and supported by Hall, to approve the variance request.

Yes: Godfrey, Ayers, Justin, Hall
No: None

VARIANCE REQUEST FOR 900 FALKIRK: An appeal of the required 5' rear setback for a 8' x 10' storage shed in the rear yard. The applicant, Kara Gutierrez, proposes a two-foot (2') setback from the rear property line. The property is zoned R1, Single Family Residential, sheds are allowed as an accessory use.

A presentation was given by Ripley. The aerial photo shows the house is on an atypically shaped corner. The rear yard depth is only 25". The only place other than the rear yard to place the structure would be to the East which would place the structure directly on the corner, which would not be ideal. Locating the structure within 10 feet of the home would require the installation of a fire separation which is also not ideal making a 2-foot setback from the rear property line is best option.

A letter was received by staff from the neighbor to the North (Clise) who are in support of the project.

Godfrey inquired if the bushes in the Northwest corner of the lot would be required to be removed. Ripley replied that the bushes are no longer there as this is an aerial photo from 2015.

Ayers commented that the proposed location is a good one.

Ripley commented that the proposed location is best for both aesthetics and safety.

Hall commented that constructing a one-hour fire wall for an 8x10 shed is an unreasonable option and agreed that a two-foot setback from the rear line made the most sense.

A motion was made at 5:28 PM by hall and supported by Ayers to approve the presented variance.

Yes: Godfrey, Ayers, Justin, Hall
No: None

A motion was made by Hall and supported by Ayers to adjourn the meeting at 5:37 PM

Yes: Godfrey, Ayers, Justin, Hall
No: None

Respectfully Submitted,

Aaron K. Hale, Recording Secretary