

**Alma Zoning Board of Appeals
October 15, 2019**

Board member Ayers called the meeting of the Alma Zoning Board of Appeals to order at 5:03 PM at the City of Alma Municipal Building.

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

Others Present: Aeric Ripley, City of Alma Zoning Administrator
Jeff Vibber, Resident 523 Woodworth Avenue
Robert Saxton, Resident 530 Woodworth Avenue
Jennifer Saxton, Resident 530 Woodworth Avenue

A motion was made by Godfrey, and supported by Guerrero, to approve the minutes of the May 28, 2019 meeting.

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

VARIANCE REQUEST FOR 530 WOODWORTH AVENUE – An appeal of the required 30-foot rear yard setback. The proposed project would entail the removal of the current garage and build a new 576 square foot garage on the same location at 530 Woodworth Avenue. The applicant is proposing the east side yard setback of the garage to remain in the same location, which is on the property line, and a 5-foot setback from the rear property line to the south. This parcel is zoned R-1, Single Family Residential.

Board member Ayers opened the public hearing at 5:05 PM

A presentation was given by Ripley describing the requested variance.

Variance Comments for 503 Woodworth Avenue

- The project's builder, Chuck Efaw, recommends the demolition of the current garage as it is too deteriorated to properly rehab.
- The proposed project is a 576 square foot two-car garage.
- The proposed garage would lie on the east property line even with the current concrete foundation of the existing garage.
- A sketch was presented of the project illustrating the new structure's proposed footprint on the property.
- The proposed garage would match the current garage's side and rear setbacks.
- The proposed building would meet the district's maximum lot coverage requirements.

Public Comments:

Godfrey stated that the new proposed site increases the side setback by 1 foot over the current building and that the proposed footprint of the new garage lines up visually with the footprint of the neighbor's garage.

Ayers commented that he has no problem with the proposed building and feels that it would improve the surrounding neighborhood.

Vibber commented that he is in support of the proposed project and feels it will improve the neighborhood.

No other comments were received by staff from the public regarding the proposed variance.

The Saxtons thanked the board for their time regarding the issue and stated that, if approved, the builder intends to begin the project immediately.

A motion was made by Hall and supported by Godfrey to close the public hearing at 5:09 PM.

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

A motion was made by Godfrey and supported by Hall to approve the proposed variance based on the following six stipulations:

- The current garage is failing, and the contractor has informed us that the costs to rehab the current garage is more than the cost of a new garage. A two-car garage is common and desired for single family homes, it will enhance our home and the neighborhood.
- The home is a single-family residence, located in a R-1 district, garages are a permitted accessory use.
- A new garage will not cause an adverse effect to property in the vicinity; this garage will replace a wooden structure garage, with a failing foundation. It will be replaced by a modern garage. The new garage will raise the property value of the home, which will help the property values around the improvement.
- The location and the size of the lot make it a challenge to conform to the east and south side yard setbacks. This is an older neighborhood and the homes were built before current zoning, and do not meet the current setbacks. The proposed garage will not be any closer than the current garage to our neighbors.
- The placement of the home and driveway are fixed and located on a corner. This is the only location where the garage can be built to allow for proper access into and out of the garage. The proposed garage size is consistent with a modern sized garage.
- Without the variance the garage could not be replaced. Since the garage needs to be replaced it makes sense to make it useful for us and future residents of the home.

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

A motion was made by Hall and supported by Guerrero to adjourn the meeting at 5:11 PM

Respectfully Submitted,

Aaron K. Hale, Recording Secretary