

**Alma Zoning Board of Appeals
May 28, 2019**

Chairperson Justin called the meeting of the Alma Zoning Board of Appeals to order at 5:02 p.m. at the City of Alma Municipal Building.

Present: Godfrey, Justin, Ayers, Guerrero.

Absent: Wight and Hall

Others Present: Aeric Ripley, City of Alma Zoning Administrator
David Ringle, City of Alma Public Works Director
Joseph Yourchock, Owner 510 Yale
Katie Yourchock, Owner 510 Yale
Chih-Ping Chen, Owner 1015 Vassar

A motion was made by Ayers, and supported by Godfrey, to approve the minutes of the March 25, 2019 meeting.

Yes: Godfrey, Justin, Ayers, Guerrero.

No: None

VARIANCE REQUEST FOR 510 YALE AVENUE – An appeal of the 30' rear yard setback for the construction of a 598 sq. ft. addition to the home located at 510 Yale Avenue, the applicant is proposing a 4' rear yard setback, matching the current garage, which will be demoed. This parcel is zoned R1, Single Family Residential.

Chairperson Justin opened the public hearing at 5:03 p.m.

A presentation was given by Ripley describing the requested variance.

Variance Comments for 501 Yale Avenue

- An e-mail from the residents at 516 Yale Avenue was received expressing support for the project
- The proposed addition will extend from the East side of the home which includes the demolition of the existing garage on the property.
- The addition will extend the footprint of the home 26 feet to the East and 23 feet to the South.
- The total size of the addition is 598 sq. ft. bringing the total proposed lot coverage of the parcel to 24%, which is within the 30% allowable in the district.
- The proposed rear setback of the addition will match that of the existing garage.
- The family feels the variance is warranted to allow them to remain at this location as their family grows.

Public Comments:

Godfrey inquired as to if the floor of the existing garage would be removed during the demolition process. Yourchock replied that the current plans include the removal of the garage floor and foundation. Godfrey expressed that this would increase the green buffer space between the proposed addition and the neighbor to the north of the property.

Godfrey inquired as to the reason the addition is planned to extend to the east of the existing home rather than to the south. Yourchock replied that his contractors have expressed concerns

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with access to electricity and increased building costs due to the existing home's layout being incompatible with an addition to the south.

Godfrey inquired if the existing rear entrance would still be utilized after the construction of the addition. Yourchock replied that the rear entrance will be the entryway into the proposed addition with a new rear entrance to be constructed on the East side of the addition. Yourchock expressed that a second rear entrance may be added to the South side of the addition.

Justin inquired if the current home is built on a concrete slab. Yourchock replied that the current home has a basement and traditional foundation. The proposed addition would also have a footing foundation with an added crawlspace.

Chairperson Justin closed the public hearing at 5:11 p.m.

A motion was made by Guerrero, and supported by Godfrey, to approve the variance request for 510 Yale Avenue to allow for the proposed 4 ft. rear setback of the proposed addition to the home.

Yes: Godfrey, Justin, Ayers, Guerrero.
No: None

A motion was made by Godfrey and supported by Ayers to adjourn the meeting at 5:12 p.m.

Respectfully Submitted,

Aaron K. Hale, Recording Secretary