

**Alma Zoning Board of Appeals  
June 27, 2022**

A special meeting of the Alma Zoning Board of Appeals was called to order at 5:02 p.m. by Chairperson David Justin in the Alma Municipal Building. A quorum of the Board was present.

Present: Josh Cromer, Tadd Godfrey, Bill Gorton, David Justin, and Russ Wight.  
Absent: Nina Guerrero.

Also present: Aeric Ripley and Walt Rolston.

**Motion by Godfrey, seconded by Cromer, to approve the minutes of December 21, 2021, as presented.  
Motion carried.**

**Yes: Cromer, Godfrey, Gorton, Justin, and Wight.  
No: none.  
Absent: Guerrero.**

*Variance Request for 211 & 219 Grafton Avenue*

Chairperson Justin noted a public hearing had been called to consider a request for a variance from the front yard setback for the property located at the southeast corner of Grafton Avenue and Austin Street, Alma, parcel #51-032-829-00. The applicant, Real Alliance, LLC is proposing a front yard setback of five feet (5') from Grafton Avenue and an eleven-foot (11') front yard setback from Austin Street at 211 Grafton Avenue. Also, a front yard setback of seventeen feet (17') from Grafton Avenue at 219 Grafton Avenue. The property is zoned R-1, Single Family Residential. R-1 Districts allow single family residential homes as a permitted use. The requested variance will allow the splitting of the parcel to create two new parcels for the two (2) existing homes.

The public hearing was officially opened at 5:05 p.m.

City Manager/Zoning Administrator Aeric Ripley provided background information about the requests for variance. Ripley said this is the second instance of finding two homes on one parcel, which is non-conforming. The parcel split being requested would create non-conforming parcels (in terms of the setbacks); the remaining portion parcel would need to be combined with the adjacent parcel to the south to be a new building lot. If the requests for setback variances are approved by the Zoning Board of Appeals, the request for property splits will move forward to the Planning Commission on July 11, 2022. If setback variances are not granted, the requests to split the parcels cannot be approved. Ripley explained that splitting the parcels would make them easier to sell. If not split, the homes would likely remain as rentals. If both requests are met, the third parcel created would also become a buildable lot.

Chairperson Justin called for public comment. Ripley said he had only received two phone calls asking why they had received notice of the hearing. He explained to both callers the requirements for notice to nearby property owners, and neither caller had further comment.

Gorton asked about the logic for setting setbacks as they are now.

Ripley explained they are standards in most municipalities. Current zoning went into effect in the mid-60's but most homes were built before then, so hardship variances are necessary.

Cromer asked about the third parcel. Ripley explained the third parcel would be comprised of Lots 7 and the remainder of Lot 8 to meet required minimum frontage. Godfrey mentioned rights-of-way would also create an issue.