

Memorandum

To: Zoning Board of Appeals

From: Aeric Ripley

Re: February 12, 2026 Special Meeting

Date: February 6, 2026

The Special Meeting of the Alma Zoning Board of Appeals will be held on Thursday, February 12, 2026, at 5:00 P.M. in the City Commission Chambers of the Alma Municipal Building.

Agenda

1. Call to Order
2. Roll Call
3. Minutes from [November 3, 2025](#), ZBA Meetings. *Approve*
4. **Variance Request:** A request to consider a variance at the property located at 218 Purdy Drive, Alma, MI, parcel #29-51-041-285-00. The applicant, Kyle Mapes, is requesting a four-foot (4') variance from the front yard setback requirement of thirty-feet (30'), for a new front yard setback of twenty-six-feet (26'), to provide space for an addition to the attached garage. The request is in the R1, Single Family Residential Zoning District; the home and attached garage are permitted uses in the R1, Single Family Residential Zoning District.

Review/Consider

5. Other Business.
6. Adjourn.

**Alma Zoning Board of Appeals
November 3, 2025
Meeting Minutes**

A special meeting of the Alma Zoning Board of Appeals was called to order at 5:00 p.m. by Chairperson David Justin in the Alma Municipal Building, 525 E. Superior Street, Alma, Michigan. A quorum of the Board was present.

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

Motion by Guerrero, seconded by Wight, to approve minutes of May 5, 2025, as presented. Motion carried.

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

Variance Request

Chairperson Justin provided the following information: a request has been received for a variance for property located at 427 East Downie Street, Alma, MI, parcel no. 29-51-343-784-00. The applicant, Ethan Rodriguez, plans to place a home on the vacant lot. The applicant is requesting a 21' setback from the E. Downie Street property line, a 21' setback from the N. River Street property, and an 11' setback for the north property line. The request is in the R1, Single Family Residential Zoning District. The planned use of a home is a permitted use in the R1, Single Family District. Chairperson Justin declared the public hearing open.

City Manager Aeris Ripley added additional information: Mr. Rodriguez has received permission from the current property owner, Richard Fulmerhouser, to apply for a variance. He is requesting variances for two front yard setbacks and a rear yard setback, the driveway proposed is off E. Downie Street, and no garage or shed is proposed at this point, but either would require additional variances. Ripley said he only received one call in relation to the notice of hearing, and he answered their questions over the phone. Ripley requested the applicant be required to obtain a certified survey for verification of property lines prior to building.

Applicant Rodriguez was present for the hearing and told Board members he is asking for setbacks that match neighboring houses.

Chairperson Justin spoke of concerns about clarity of the property lines, saying the neighbors seem to be encroaching. He asked if the tree in the yard would be a challenge for the proposed driveway and if Rodriguez is aware the property is in a flood zone.

Rodriguez said he is aware of the property being in a flood zone.

Godfrey asked Rodriguez if Fulmerhouser is selling the property to him, and Rodriguez said he is purchasing the property on land contract.

Godfrey said he is hesitant to grant the variance until after a survey has been performed. He said he and Justin had gone to the property and tried to take measurements but there appeared to be encroachments. He suggested a survey could clear up property lines, encroachments could be addressed prior to granting variances to avoid any potential issues after the fact, and the measurements for variances could be confirmed. There was brief discussion between Rodriguez, Godfrey, and Justin about starting points for measurements each had taken.

Justin asked when Rodriguez planned to start building. Rodriguez said he would start next August. Justin and Godfrey spoke again of their concerns about the encroachments and the need to solve issues prior to approving the variances.

Justin asked if the matter could be tabled until a survey has been obtained. Ripley answered he would have to research notice requirements for a follow up hearing, but a new application and fee wouldn't be necessary.

**Alma Zoning Board of Appeals
November 3, 2025
Meeting Minutes**

Additional discussion followed regarding the encroachments and Rodriguez acknowledged them, adding the neighbor's driveway may also be an issue.

Motion by Godfrey, seconded by Guerrero, to table the request for variances for the project at 427 E. Downie, parcel number 29-51-343-784-00, until applicant, Ethan Rodriguez, obtains a property survey to clarify property lines. Motion to table the requested variances carried.

Yes: Godfrey, Guerrero, Justin, and Wight.

No: none.

Wight asked how long a survey might take and brief discussion followed.

Other Business

No other business was presented, and no additional comments were received.

Motion to adjourn at 5:20 p.m. by Guerrero, seconded by Godfrey. The motion carried unanimously.

Sara Anderson, Alma City Clerk

Date of Approval

DRAFT



Application to
City of Alma
Zoning Board of Appeals

Date: 11-30-25

Reset Form

FOR: Variance in Zoning [X]

Appeal Administrative Decision []

Instructions To Applicants: (Requirements)

- (a) Applications must be accompanied by a fee of: Residential - \$ 75.00, Commercial & others - \$150.00, Satellite Dish - \$ 75.00
(b) Application must be accompanied by: 1) Site plan, plot plan or development plan drawn to a readable scale... 2) Complete plans and specifications...
(c) Application must be complete in every respect before it will be considered by the Zoning Board of Appeals.

1. Name of Applicant: KYLE MAPES
2. Address of Applicant: 218 PURDY DR. ALMA MI 48801
Telephone #: 989 388 8956 Fax #:
E-mail: KMAPES2011@GMAIL.COM

3. Address and description of property for review: SEE ABOVE (APPLICANT ADDRESS)

4. Reason for which variance in zoning is requested: INCREASE GARAGE SQUARE FOOTAGE

5. We have submitted a site plan, plot plan, or development plan marked PLAN for identification.

6. We have submitted other papers marked: N/A

7. We give the following reasons why we meet the criteria (shown on the next page) requested. (Attachments may be necessary)

Applicant ([] will / [X] will not) have an authorized representative attend the hearing.

Name of representative:

Note: Such representative should be prepared to provide any further information required by the Planning Commission.

The undersigned agrees to conform to all present and future applicable requirements for approval as set forth in the Zoning Ordinance and any criteria imposed by this ordinance review.

Applicant (Owners) or Authorized Agent's signature: [Signature] 11-30-25

City of Alma Zoning Ordinance available at: www.ci.alma.mi.us

Original, signed form must be presented to City of Alma Planning Department for formal processing.

Submit form to City of Alma Planning Dept.

Variations: Shall have the power to authorize upon appeal, specific variations from such dimensional requirements as lot area and width regulations, building height, and bulk regulations, yard width and depth regulations, and such requirements as off-street parking and loading space as specified in this Chapter when all the basic standards listed below are satisfied; that any variance granted:

1. Will not be contrary to the public interest and will not be contrary to the spirit and intent of this Chapter.
2. Shall not permit the establishment within a zoning district of any use that is not permitted by right within the district.
3. Will not cause any adverse effect to property in the vicinity or in the zoning district of the City.
4. Is not where the specific conditions pertaining to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.
5. Affects only property subject to exceptional or extraordinary circumstances or conditions that do not generally apply to other property or uses in the vicinity, and have not resulted from any act of the applicant.
6. Must be granted in order to avoid practical difficulties or unnecessary hardship that would result from enforcement of the strict letter of this Chapter.

Variations: Shall have the power to authorize upon appeal, specific variations from such dimensional requirements as lot area and width regulations, building height, and bulk regulations, yard width and depth regulations, and such requirements as off-street parking and loading space as specified in this Chapter when all the basic standards listed below are satisfied; that any variance granted:

1. *Will not be contrary to the public interest and will not be contrary to the spirit and intent of this Chapter.*

This would not effect the neighborhood in a negative fashion as it would increase the garage parking space to effectively store larger, modern day vehicles within the structure. This would decrease the opportunities for motor vehicle theft crimes moving forward by having vehicles locked inside of a structure.

2. *Shall not permit the establishment within a zoning district of any use that is not permitted by right within the district.*

Structure is already in use for the zoning area requirements.

3. *Will not cause any adverse effect to property in the vicinity or in the zoning district of the City.*

By increasing the garage size this will directly affect the resale value and increase the property value by creating more parking indoor parking area for the property. This increase will also allow for modern vehicles to be parked inside the structure. By being able to park larger, modern vehicles inside would also enhance the appearance of the neighborhood while also deterring crimes to be committed / attempted to be committed in the area.

4. *Is not where the specific conditions pertaining to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.*

Other options for increasing garage and parking space have been looked at and considered, but building to the west, reducing the front set back, is the only option in this case. The garage abuts to living quarters to the east with a crawlspace, making it unbuildable; which also then negate the property value increase(s) the addition would create.

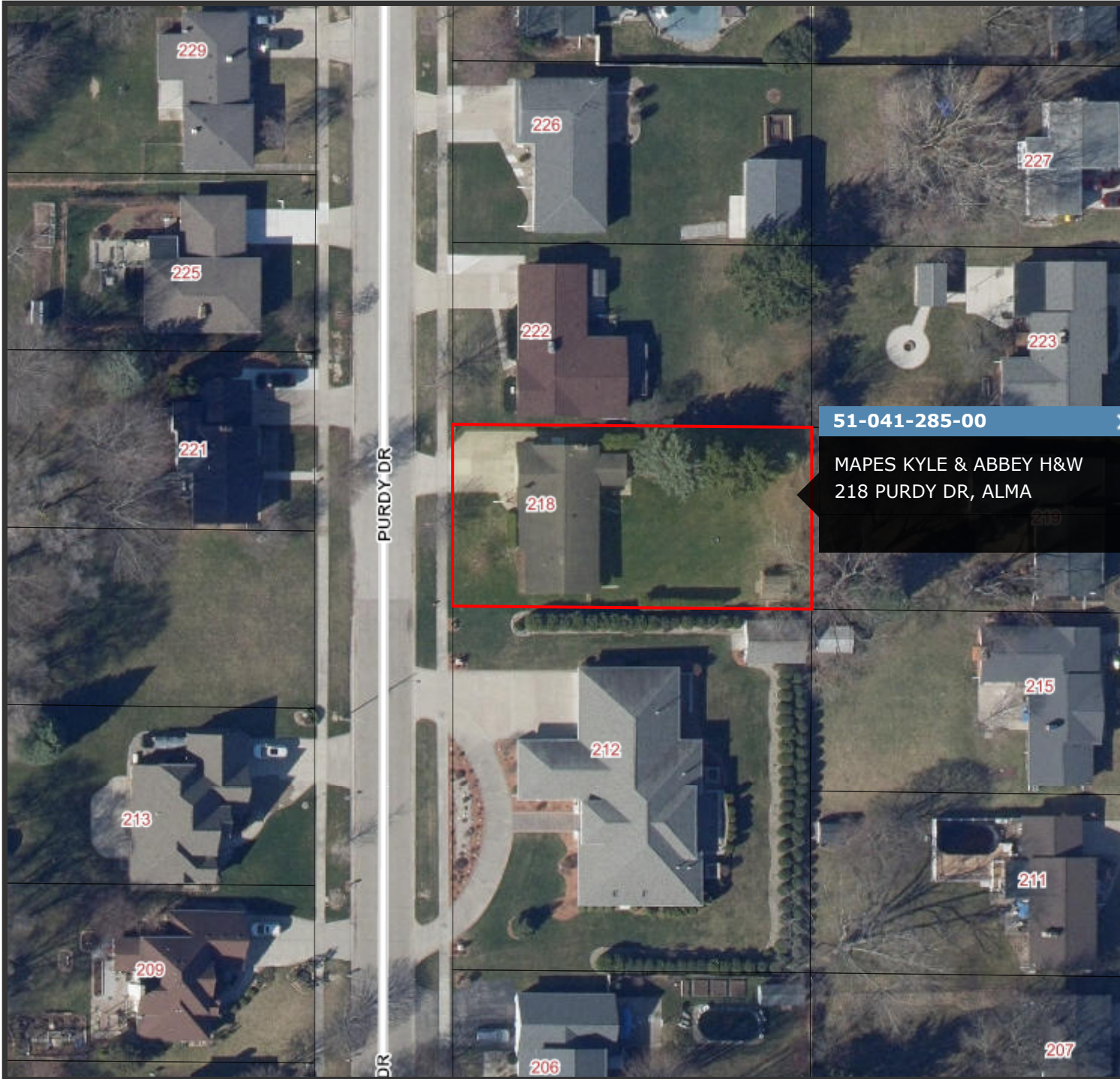
5. *Affects only property subject to exceptional or extraordinary circumstances or conditions that do not generally apply to other property or uses in the vicinity, and have not resulted from any act of the applicant.*

The home was constructed in an area of smaller vehicles and smaller parking spaces being required. Due to the way the home was structured with the living quarter behind the garage

and the home being so close to the adjacent property (to the north), the only way to complete an addition is building west which encroaches on the setback. It should be noted the abutting neighborhood is zoned R-1a which allows for a 25' setback in comparison to the current 30' setback on this property, which would leave the property still below the abutting neighborhood zoning requirements.

6. *Must be granted in order to avoid practical difficulties or unnecessary hardship that would result from enforcement of the strict letter of this Chapter.*

Due to the living quarters abutting the garage to the east the only way to increase the garage size is building to the west; without the variance the project would be unobtainable.



Gratiot GIS Authority



Map Publication:
02/05/2026 5:28 PM



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PURDY DR.

1/4" SCALE

30'

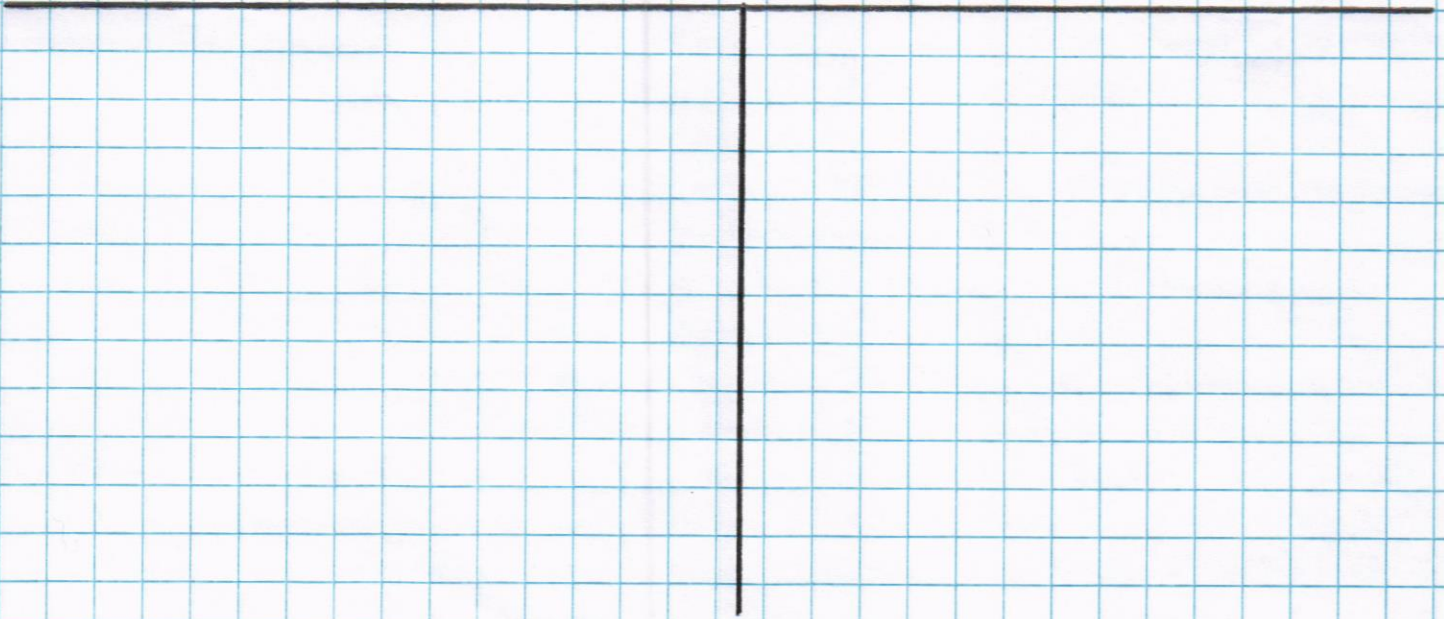
FRONT OF GARAGE
(EXIST)

CURRENT ~ 21' x 22'

218 PURDY

PURDY DR.

1/4" SCALE



26'

FRONT OF GARAGE
(NEW)

NEW ~ 21' x 26'

218 PURDY

218 Purdy Dr. Zoning Request

Requesting a zoning variance at the above address to allow for a 4' addition onto the front (west facing) gable of the attached garage. This would increase the garage size from the existing (approx. 21'x22' to 21'x26') to fit modern vehicles more practically. Currently the set back is 30' from road to the existing gable of the garage – the addition would reduce the set back to 26'.

Attached is the Application for Zoning Board of Appeals as well as two sketches of the current set back and the new proposed set back.

The construction specs are as followed:

- Footing & block foundation to match existing
- Poured concrete floor at existing grade
- 2x4 exterior walls to match existing framing
- 7/16" OSB wall sheathing
- Vinyl clad siding to match existing
- Engineered trusses 2' OC to match existing roof line
- ½" OSB roof sheathing
- Asphalt shingles to match existing roof

All permitting and inspections as required.



MICHIGAN GROUP

AFFIDAVIT OF PUBLICATION
39949 Garfield Rd., Suite 2, Clinton Twp., MI 48038

City of Alma
525 E. Superior St.

Alma, MI 48801

STATE OF MICHIGAN,
COUNTY OF ISABELLA

The undersigned Cyndy Slater Cyndy Slater, being duly sworn the he/she is the principal clerk of [m.publications], published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

Published in the following edition(s):

Morning Sun 30 Jan 2026

VICKI ARSENAULT
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires May 11, 2026
Acting In the County of _____

Sworn to the subscribed before me this 6 Feb, 2026
Vicki Arsenault
Notary Public, State of Michigan
Acting in Oakland County

NOTICE OF PUBLIC HEARING

The Alma Zoning Board of Appeals will hold a Public Hearing on Thursday, February 12, 2026, at 5:00 p.m. at the Alma Municipal Building, 525 E Superior Street, to consider a request for a variance at the property located at 218 Purdy Drive, Alma, MI, parcel #29-51-041-285-00. The applicant, Kyle Mapes, is requesting a four-foot (4') variance from the front yard setback requirement of thirty-feet (30'), for a new front yard setback of twenty-six-feet (26'), providing space for an addition to the attached garage. The request is in the R1, Single Family Residential Zoning District; the home and attached garage are permitted uses in the R1, Single Family Residential Zoning District.

All interested persons are asked to be present at this Public Hearing. Written comments concerning this request may be submitted in person at the Alma City Hall, 525 E. Superior Street, Monday thru Friday, 9:00 a.m. to 4:00 p.m. Written Comments may also be mailed to:

Alma Zoning Board of Appeals
C/o Sara Anderson, Recording Secretary
525 E Superior Street
Alma, MI 48801

Tad Godfrey, Secretary
Alma Zoning Board of Appeals
aripley@myalma.org

PUBLISH: Friday, January 30, 2026

Advertisement Information

PROOF OF MAILING

STATE OF MICHIGAN)
)SS
County of Gratiot)

I hereby certify and affirm that on the 28th day of January 2026
I served a copy of the attached Notice on the names and addresses
listed below, by enclosing the same in an envelope with postage
fully prepaid, and depositing the same in a United States Mail
receptacle at Alma, Michigan.

Alice Rily

Subscribed and sworn to before me January 28, 2026

Sara Anderson

Gratiot County, Notary Public
Michigan
My Commission expires: Feb. 8, 2030

SARA ANDERSON
Notary Public, State of Michigan
County Of Gratiot
My Commission Expires Feb. 8, 2030
Acting in the County of Gratiot

NOTICE OF PUBLIC HEARING

You are in receipt of this notice of Public Hearing because you own property within 300' of a proposed variance of the parcel described below. If you have questions, please feel free to give me a call, Aeric Ripley, 989-463-9501.

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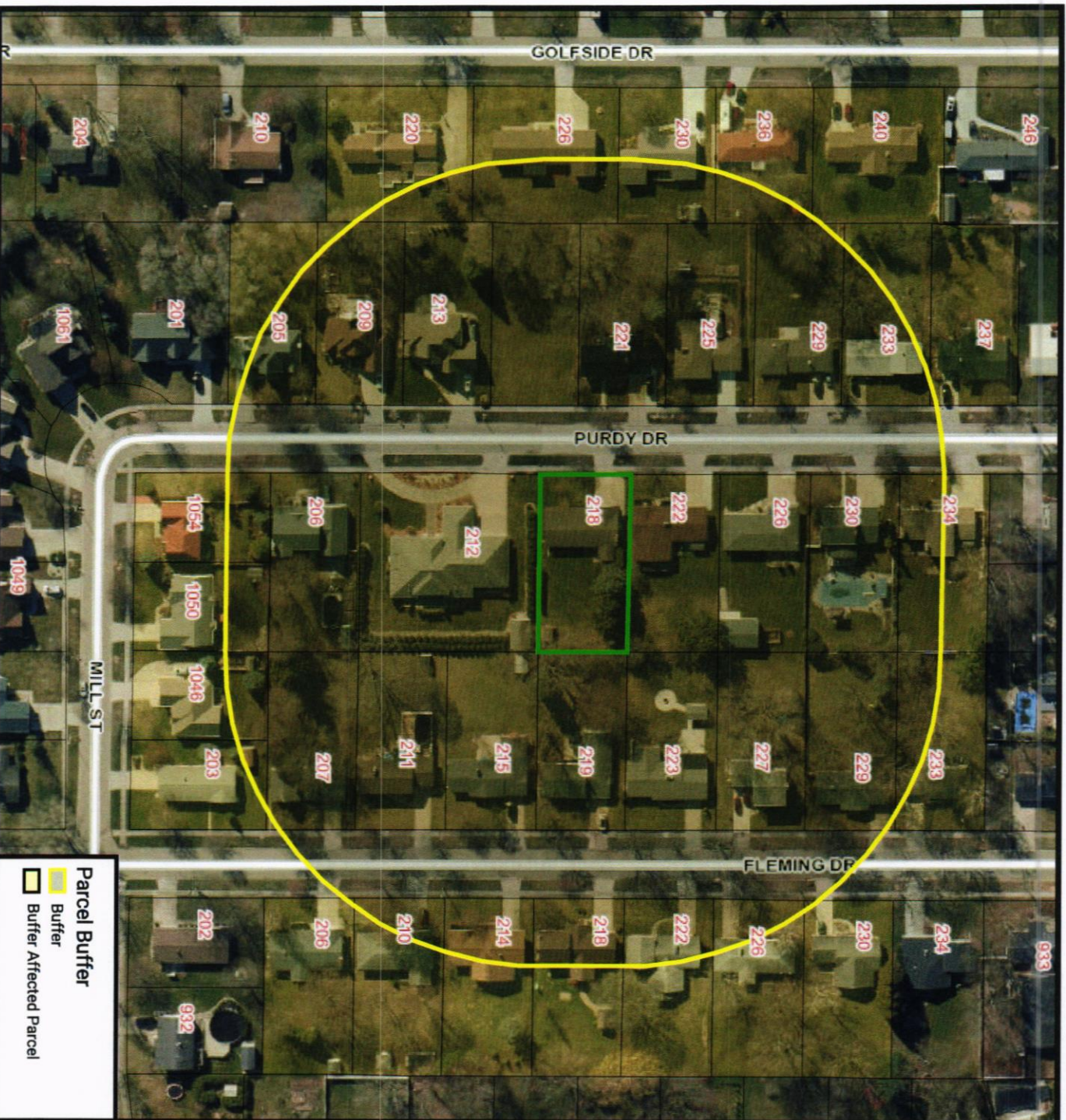
Gratiot GIS Authority



Map Publication:
01/28/2026 8:23 AM



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Parcel Buffer

- Buffer
- Buffer Affected Parcel

NEFF MARK EDWARD
237 PURDY DR
ALMA, MI 48801-2160

LEMMERMANN JOHN & TONI
233 PURDY DR
ALMA, MI 48801-2160

ZAVALA JACOB
229 PURDY DR
ALMA, MI 48801-2160

MARR ROSEMARY
225 PURDY DR
ALMA, MI 48801-2160

GREER VINCENT L
221 PURDY DR
ALMA, MI 48801-2160

NICHOLS DAVID M & MARILYN J H&W
212 PURDY DR
ALMA, MI 48801-2161

ORTISI JOHN & JEISELLE TRUST
213 PURDY DR
ALMA, MI 48801-2160

POQUIZ JIMSON T & SOLEDAD S TRUST
209 PURDY DR
ALMA, MI 48801-2160

KELLNER TIMOTHY C & SHARON E TRUST
205 PURDY DR
ALMA, MI 48801-2160

CURTIS DONALD & KAREN
233 FLEMING DR
ALMA, MI 48801-2147

CONKLIN II GARY E
229 FLEMING DR
ALMA, MI 48801-2147

MASSENGILL RICHARD
227 FLEMING
ALMA, MI 48801

OLSON CARRIE REVOCABLE TRUST
223 FLEMING DR
ALMA, MI 48801-2147

ROSALES CARLOS FELICIANO JR
219 FLEMING DR
ALMA, MI 48801-2147

ZERBE DAVID
215 FLEMING
ALMA, MI 48801

GAGER JAMES B & BARBARA A H&W
211 FLEMING DR
ALMA, MI 48801-2147

KIMBALL JEAN
207 FLEMING DR
ALMA, MI 48801-2147

EDWARDS HEIDI
203 FLEMING DR
ALMA, MI 48801-2147

CADENA JOHN & KIMBERLY LIV TRUST
318 DEVON DR
SAINT LOUIS, MI 48880

HAGEN KARL F & CAROL R TRUST
1050 MILL ST
ALMA, MI 48801-2175

MROCZEK TARYN E & DOWNS RYAN C
1054 MILL ST
ALMA, MI 48801

WALWORTH DONALD J & JOSIE M
206 PURDY DR
ALMA, MI 48801-2161

NICHOLS DAVID & MARILYN
212 PURDY DR
ALMA, MI 48801-2161

MAPES KYLE & ABBEY H&W
218 PURDY DR
ALMA, MI 48801

SCABBO RUSSELL E
222 PURDY DR
ALMA, MI 48801-2161

BARE FREDERICK & CONNIE TRUST
226 PURDY DR
ALMA, MI 48801-2161

DAYMON DAVID LEE
230 PURDY DR
ALMA, MI 48801

SILVERTHORN MICHAEL J & JANET L
234 PURDY DR
ALMA, MI 48801

GIBSON DANIEL M
230 FLEMING DR
ALMA, MI 48801-2178

DOYLE JAYNE L
226 FLEMING DR
ALMA, MI 48801-2178

CASTILLO DAMETRIUS & ISABELLE
222 FLEMING
ALMA, MI 48801-2178

JERSEY PAUL D & SAMANTHA H&W
218 FLEMING
ALMA, MI 48801

COJOCAR JILL
2797 W WASHINGTON RD
ITHACA, MI 48847

GODFREY TADD W & LISA K
210 FLEMING DR
ALMA, MI 48801-2178

GUNTER JAMES G & JUDITH A
206 FLEMING DR
ALMA, MI 48801-2178

VLIET JUDY K
220 GOLFSIDE DR
ALMA, MI 48801-2122

LEGENE KATHRYN M
226 GOLFSIDE DR
ALMA, MI 48801-2122

MUSCOTT RONALD
230 GOLFSIDE DR
ALMA, MI 48801-2122

TAYLOR STUART T & CHAROLETTE E
236 GOLFSIDE DR
ALMA, MI 48801-2122

MOERLINS MICHAEL J & EMILY J TRUST
240 GOLFSIDE DR
ALMA, MI 48801-2122