

**Zoning Board of Appeals
July 27, 2022 Regular Meeting**

STAFF REPORT

Subject: ZBA 22-2013; 413 South Division Street

Summary:

Chris and Dennis Vessels, property owners are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to create habitable living space in the basement of a six unit seven bedroom rental home on three floors of living space. The renovation project will reduce the number of units from six units to four units while increasing the number of bedrooms to 20. The property is zoned R4C, Multiple-Family Dwelling District and is nonconforming for lot area, lot width and setbacks.

Background:

The subject property is located on the east side of South Division Street due south of East William Street. The structure is the northern property from the University of Michigan's Institute of Social Research. The residence was constructed in 1901 and is approximately 2,955 square feet in size.

Description:

The proposed construction will create Unit One in the basement containing five bedrooms and three bathrooms. Unit two is to be located on the first floor as a six bedroom three bathroom unit. Unit three will be on the second floor and consist of six bedrooms and three bathrooms also. The third story will house unit four with three bedrooms and two bathrooms.

All renovations will take place within the current envelope of the home, and there will be no changes to the length, width, or height of the building. Energy efficiency will be upgraded significantly, with spray foam insulation and high efficiency appliances while bringing the building up to all modern building codes.

The owners plan to add bicycle parking spaces and an outdoor public bicycle pump station. The pump station will be available for all users of the adjacent Division Street Bikeway.

Standards for Approval- Alteration to a Nonconforming Structure

The Zoning Board of Appeals has all the power granted by State law and by Section 5.32.2, Application of the Variance Power from the UDC. The following criteria shall apply:

The applicant states that the boiler system needs a complete replacement which requires significant interior wall replacement. This will be an advantageous opportunity to significantly upgrade the residence. The property upgrades will assist the City with the A2NetZero goals. It will have no impact on any of the neighboring properties.

- A) The alteration is approved by the Zoning Board of Appeals upon a finding that it complies as nearly as practicable with the requirements of this chapter and that it will not have a detrimental effect on neighboring property.

Respectfully submitted,

Zoning Board of Appeals
July 27, 2022

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with a large, loopy "J" and "B".

Jon Barrett-
Zoning Coordinator, City of Ann Arbor