

**Zoning Board of Appeals
October 25, 2023 Regular Meeting**

STAFF REPORT

Subject: ZBA 23-0028; 803 McKinley Avenue

Summary:

Robb Burroughs, representing property owner, is seeking approval from Section 5.32.2 (C) Alteration to a Nonconforming Structure. The applicants are requesting to convert the existing basement below four townhome units into habitable space consisting of two bedrooms for each unit above. Walls will be added in all four units in the basement to make them independent vertically through the top level. The bedroom count for each unit will increase from two bedrooms to four bedrooms. The property is zoned R4C Multiple-Family Dwelling District and is nonconforming for lot area and rear setback.

Background:

The subject property is located on the northeast corner at the intersection of McKinley Avenue and White Street in the Burns Park neighborhood. The home was built in 1890 and is approximately 4,706 square feet in size.

Description:

The proposed project will add two bedrooms, one bathroom and dividing walls between each unit. The unit count will remain at four and there are no exterior changes being proposed.

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:

- 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.

The applicants had the following response regarding potential detrimental effects to neighboring properties:

“No new units are being proposed nor any addition to the building footprint - the only work being proposed is internal to the building.”

Respectfully submitted,



**Jon Barrett
Zoning Coordinator**