

**Zoning Board of Appeals
April 24, 2024, Regular Meeting**

STAFF REPORT

Subject: ZBA 24-0010; 216 North State Street

Summary:

Scott Klaasen, representing the property owner, is requesting relief from Section 5.32.2 Nonconforming Structure to create new habitable space in the basement for a three bedroom unit. The existing nonconforming rental home is a seven unit building that is being reduced to four units. Three of the units will be converted to six bedroom units and the proposed three bedroom unit in the basement. The property is nonconforming for lot area and the rear yard setback. The property is zoned R4C, Multiple Family Dwelling District.

Background:

The subject property is located on the southeast corner at the intersection of North State Street and Catherine Street in the Old Fourth Ward Historic District. The large two-story house is listed in the 1868 City Directory as 16 N. State, the home of Steven Webster, of Miller & Webster bank (established in 1855). The lot area is 7,622 square feet in area.

Description:

The existing structure has three efficiency units and four one bedroom units. The structure is certified for 11 occupants. The proposed renovations will reduce the number of units from seven to four. The total number of bedrooms will increase to 21 bedrooms. There are no proposed exterior changes to the building except for basement window wells. The property received HDC approval for the new window wells on Thursday March 14th.

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:

“Property is currently 7 units made up of efficiencies and one bedroom. We propose to renovate the property to four units, one on each floor, install all new mechanicals and add fire suppression. Adding an apartment to basement will help add density for Ann Arbor housing and will also increase safety to surrounding houses by renovating the building and adding fire suppression. This is a higher density rental area and will not have a negative impact on the surrounding homes.”

Zoning Board of Appeals
April 24, 2024

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with large loops and a cursive script.

Jon Barrett
Zoning Coordinator