

**Zoning Board of Appeals  
September 28, 2022 Regular Meeting**

**STAFF REPORT**

**Subject: ZBA 22-2022; 912 Mary Street**

**Summary:**

Satch Chada, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to allow for additions to the existing nonconforming structure. The building is currently a certified five-unit rental that is nonconforming for lot area and side setbacks. The owners seek to renovate the entire structure with complete interior alterations and several small additions that will decrease the number of existing units by one unit for a total of four units. The additions will not encroach further into the side setbacks. All setbacks will remain unchanged. The property is zoned R4C, Multiple-Family.

**Background:**

The subject property is located on Mary Street, just south of Benjamin Street. The existing structure is 3,733 square feet and was built in 1901. It is non-conforming for side setbacks.

**Description:**

Applicant Response (regular type), *staff response, if any (italics)*

The subject property is currently configured as 5 rental units, but we are proposing to reduce the unit count to 4-units, 3 of which will have 6-bedrooms each and one will have 5-bedrooms. The proposed alterations will generally be contained within the building footprint/envelope and side, front and rear setbacks will remain unchanged.

*The petitioner is proposing to alter the existing building by adding three small additions to the house within the current building envelope. These additions will not make the structure more non-conforming.*

**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:

Applicant Response (regular type), *staff response, if any (italics)*

- 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 subject property is located in an R4C zoned district and is currently configured as 5 rental units with an aggregate total of 11 bedrooms with a maximum occupancy of 21 students/tenants. We are proposing to reduce the unit count to 4-units, 3 of which will have 6-bedrooms each and one will have 5-bedrooms. Upon completion, the proposed maximum occupancy will increase by 2 tenants, rising from 21 to 23. The proposed alterations will

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generally be contained within the building footprint/envelop and side, front and rear setbacks will remain unchanged.

We expect to make significant improvements to the property, which include but are not limited to replacing HVAC, mechanical, and electrical subsystems. In addition, we expect to go beyond what might ordinarily be required for life safety by installing sprinkler system and central alarm. In addition, the property will be updated with modern kitchens, energy-efficient stainless-steel appliances, granite countertops, and we will also include a limited number of EV charging stations (We are currently investigating the scope of the EV charging stations, but hope accommodate 3 – 4 EVs).

*Proposed alterations when not increase the encroachment and increase total floor area of the structure only slightly. After alteration, the structure will not be any closer to neighboring properties and will be slightly more conforming for lot area per dwelling unit due to the reduction in units from five total units to four units.*

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Matt Kowalski', written in a cursive style.

**Matt Kowalski AICP**  
**City Planner, City of Ann Arbor**