

**Zoning Board of Appeals
March 22, 2023 Regular Meeting**

STAFF REPORT

Subject: ZBA 23-0005; 926 Greenwood Avenue

Summary:

David Lewis, representing property owners, is requesting relief from Section 5.32.2 (C) Alteration to a Nonconforming Structure to convert the existing attached garage to new habitable space. The new space will accommodate an approximate 157 square foot bedroom. The parcel is nonconforming for lot area, width and the residence does not meet the required setbacks for the district. The property is zoned R4C, Multiple-Family Dwelling District.

Background:

The subject property is on the south side of Greenwood Avenue between Packard Street and Tappan Street. The residence was constructed in 1915 and is approximately 1,186 square feet in size. The property is a certified rental home that recently received a building permit for interior alterations to expand from a three bedroom to a five bedroom single-family home. The proposed bedroom in the attached garage would increase the total bedroom count to six.

Description:

The property is a certified rental home that recently received a building permit for interior alterations to expand from a three bedroom to a five bedroom single-family home. The proposed bedroom in the attached garage would increase the total bedroom count to six. The existing garage is located five feet to the side lot line and four feet nine inches to the rear lot line. The R4C zoning district requires a minimum 30 rear yard setback.

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:

The existing single-family home is currently a rental property for students. The house includes a one-car attached garage that is not used. The owner would like to convert the garage into the 6th bedroom for the house. There are no changes to the exterior other than replacing the existing garage door with a wall with windows. This will have no impact on the neighboring properties.

Respectfully submitted,

Zoning Board of Appeals
March 22, 2023

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

Jon Barrett
Zoning Coordinator