

**Zoning Board of Appeals  
December 6, 2023, Regular Meeting**

**STAFF REPORT**

**Subject: ZBA 23-0033; 819 Russett Road**

**Summary:**

Architectural Resource, representing the property owner, are requesting relief from Section 5.32.2 Nonconforming Structure to construct a second story addition vertically to the existing nonconforming residence. The building is four feet 10.5 inches from the side lot line and the proposed second story addition will be constructed on top of the existing nonconforming first floor. The proposed addition will not encroach further into the required five yard setback. The property is zoned R1C, Single-Family Dwelling District.

**Background:**

The subject property is located on the east side of Russett Road north of Pauline Boulevard in the Pauline Acres subdivision. The home was built in 1955 and is approximately 1,082 square feet in size.

**Description:**

The new second story addition will include three bedrooms, two bathrooms and an open outside deck. The office has high ceilings that create access and visual connection to a loft above for a third story. The new second story will be 1,229 square feet in area.

The third floor will be a loft area that is 153 square feet in size that does not include the mechanical room.

**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: "The existing footprint currently sits in the side yard setback at both the North and South faces of the structure. 1 1/2" into the side yard setback at the Southwest corner of existing attached garage. 1 1/2" into the side yard setback at the Northwest corner of the home. The Owner's request is to alter the non-Conforming structure by adding a second floor to the current single story structure. The proposed Second Floor addition would stack directly on top of the existing single story structure at the areas of non-conformity and would not encroach any further into the 5' Side Yard Setbacks.*

*The proposed alteration, as it encroaches no further towards the adjacent properties than the current residence, would have negligible, if any, impact on the neighboring properties."*

Respectfully submitted,



**Jon Barrett-  
Zoning Coordinator, City of Ann Arbor**