

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

STAFF REPORT

Subject: ZBA 23-0034; 421 Church Street

Summary:

Rob Fowler, representing the property owner, is requesting relief from Section 5.32.2 Nonconforming Structure to construct a third story with dormers on the existing nonconforming rental building. The residence is an existing four bedroom unit. The proposed alteration will increase the building to a six bedroom with additional bedrooms in the basement and the newly proposed third story. The property is nonconforming for lot area, lot width and setbacks. The third story addition will not encroach further into the required setbacks. The property is zoned R4C, Multiple Family Dwelling District.

Background:

The subject property is located on the east side of Church Street near the intersection of Geddes Avenue and Washtenaw Court directly across the street from the University of Michigan College of Pharmacy and Central Campus. The home was built in approximately 1900 and is 1,268 square feet in size. The home is currently a certified student rental.

Description:

The first floor of the residence will receive a remodel that will include the removal of the existing bedroom being replaced with a dining room and the relocation of the existing bathroom. The second floor currently has three bedrooms and one bathroom. The renovation will remove a bedroom and add a bathroom to the second floor. The new third floor construction will create two new bedrooms and two bathrooms. The basement renovation will create two new bedrooms and two bathrooms also. The total bedroom count will increase to six bedrooms and seven bathrooms. The occupant load shall not exceed six unrelated persons for the structure.

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 house is surrounded with student housing and similar structures."

Respectfully submitted,

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

Jon Barrett
Zoning Coordinator