

**Zoning Board of Appeals
March 27, 2024, Regular Meeting**

STAFF REPORT

Subject: ZBA 24-0008; 909 Vaughn Street

Summary:

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

Background:

The subject property is located near the intersection of Packard Street and Vaughn Street in the North Burns Park neighborhood. The home was built in 1912 and is approximately 1,174 square feet in size. The lot area is 2,482 square feet.

Description:

The existing residence has three bedrooms on the second floor and one bedroom in the basement. The proposed renovation will reduce the bedrooms on the second floor to two bedrooms and two bathrooms. The basement will increase a bedroom to two bedrooms and two bathrooms, and the attic will also have two bedrooms and two bathrooms. The property has a narrow driveway in the side yard. There is no parking in the back of the home as the rear yard is only several feet in depth.

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:

“This house is surrounded by mostly student houses, Changes will have no impact on neighborhood.”

Respectfully submitted,

Zoning Board of Appeals
March 27, 2024

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

Jon Barrett
Zoning Coordinator