

**Zoning Board of Appeals
March 26, 2025, Regular Meeting**

STAFF REPORT

Subject: ZBA 25-0007; 1537 Packard Street

Summary:

David Lewis, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, to renovate an existing basement. The renovation will include a recreation room, bathroom, and laundry area for each unit of the duplex. The proposed construction does not include new bedrooms or kitchens. The property is zoned R4C Multiple Family Dwelling.

Background:

The subject property is located at the corner of Packard Street and Morton Avenue in the Burns Park neighborhood. The home was built in 1925 and is approximately 3200 square feet in size. The home is currently certified as a short-term rental duplex. Each unit has six bedrooms.

Description:

The subject property is nonconforming for the required average front setback along the Morton Avenue side of the property. The required average front setback is 30 feet one inch, and the front of the residence is 20 feet six inches from the lot line. The newly proposed habitable space in the basement requires Zoning Board of Appeals approval.

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 building is a duplex - both units are rentals. No change of use. The renovation of the basement is to provide a recreation room, bathroom, and laundry area for each unit (no new bedrooms, no new kitchens)."

Respectfully submitted,



**Jon Barrett
Zoning Coordinator**