

**Zoning Board of Appeals
September 27, 2023 Regular Meeting**

STAFF REPORT

Subject: ZBA 23-0024; 1033 East University Avenue

Summary:

Rob Fowler, representing property owner, is seeking approval from Section 5.32.2 (C) Alteration to a Nonconforming Structure. The applicants are requesting to convert the basement into a four bedroom unit and to enclose the existing front porch to provide additional living space for the first floor unit. The roof will be altered by the addition of three new gables and a height increase for the third floor unit. The existing four unit rental property contains eight bedrooms. The alterations will increase the number of bedrooms to 17 while the number of units remains at four. The property is zoned R4C Multiple Family Dwelling District and is nonconforming for lot area and the rear yard setback.

Background:

The subject property is located on the northeast corner of East University and Prospect Street. The home was built in approximately 1901 and is 2,280 square feet in size.

Description:

The existing rental property contains four units, two are efficiencies and the other two are one bedroom with a maximum occupancy of six persons. The proposed changes will increase the first floor unit to six bedrooms, the second floor unit to five bedrooms, the third floor unit to two bedrooms and the new basement unit will contain four bedrooms.

The only exterior changes will be made to the existing roofline. There are no changes being made to the footprint of the building and the parking lot will remain in the same configuration.

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:

“All neighboring houses are similar student houses.”

Respectfully submitted,



**Jon Barrett
Zoning Coordinator**