

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

STAFF REPORT

Subject: ZBA 24-0009; 1114 Judson Court

Summary:

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

Background:

The subject property is located at the end of Judson Court west of Church Street in the North Burns Park neighborhood. The home was built in 1910 and is approximately 1,086 square feet in size. The lot area is 1,742 square feet in area.

Description:

The owner is proposing to square off the southeast corner of the basement foundation to allow for stair access to all the floors. The newly proposed renovations will increase the bedroom living space and each bedroom on the second and third floors will have a bathroom. The two basement bedrooms will share a bathroom. The newly created third floor is required to comply with the 30 foot maximum height limit. All construction must not encroach further into any of the required setbacks.

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:

“House is surrounded by student houses. This change would have no impact on neighborhood.”

Respectfully submitted,

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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