

**Zoning Board of Appeals  
December 7, 2022 Regular Meeting**

**STAFF REPORT**

**Subject: ZBA 22-2029; 815 Brown Street**

**Summary:**

David Lewis, representing property owners, is requesting relief from Section 5.32.2 (C) Alteration to a Nonconforming Structure to convert the existing attached garage and mudroom to new habitable space. The new space will accommodate two bedrooms and a bathroom. The parcel is nonconforming for lot area, width and the residence does not meet the required setbacks for the district. The property is zoned R4C, Multiple-Family Dwelling District.

**Background:**

The subject property is on the east side of Brown Street between the Hill Street and East Davis Avenue blocks just west of the University's athletic complexes and campus area. The residence was constructed in 1901 and is approximately 992 square feet in size. The property is a certified rental home.

**Description:**

The owners are proposing to convert the existing attached garage into two bedrooms and a bathroom increasing the bedroom count from three to five. The garage is approximately five feet from the rear lot line.

**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:

*Existing house is a single-family rental home. The owner would like to convert the existing attached garage into two bedrooms and the existing mudroom into a bathroom. No change to the exterior envelope (other than new windows).*

Respectfully submitted,



**Jon Barrett  
Zoning Coordinator**