

**Zoning Board of Appeals
September 25, 2024, Regular Meeting**

STAFF REPORT

Subject: ZBA 24-0032; 207 North State Street

Summary:

Yishiuan Shen, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to add habitable space in the basement and two new dormers to the attic. The existing structure has four units, and the unit total will remain the same. All four units will contain six bedrooms. The property is nonconforming for lot area and the south side setback. The property is zoned R4C, Multiple Family Dwelling District and is in the Old Fourth Ward Street Historic District.

Background:

The subject property is located on the west side of North State Street, south of Catherine Street and North of East Ann Street. According to the City Assessor's records the home was built in 1920 and is approximately 3,280 square feet in size. The lot area is 8,234 square feet.

Description:

The existing multiple-family residence has two one-bedroom units and two two-bedroom units. The house is a two-and-a-half story home with a gable roof. The approved Alteration will allow for more habitable space in the attic and in the basement. The property received approval for the required modifications from the Historic District Commission (HDC) on July 11, 2024.

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 property is zoned R4C, R2 multifamily, and located in the Historic District. We are proposing to renovate and restore the house. The property is located in a primarily student housing area. The proposed changes will have minimal impact on the surrounding neighborhood. We are seeking to add a dormer to the back of the attic, setbacks remain unchanged. Also, we are seeking to finish the basement and convert it into 6 bedrooms with a kitchen and bathrooms. The number of the unit will remain the same. Changes will bring the building to current code standards and substantially improve safety and energy saving. We had a meeting with HDC, got their full support and approval for this project."

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Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with a large, loopy "J" and "B".

Jon Barrett
Zoning Coordinator