

**Zoning Board of Appeals  
August 28, 2024, Regular Meeting**

**STAFF REPORT**

**Subject: ZBA 24-0028; 1033 Packard Street**

**Summary:**

Scott Klaassen, representing the property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to create habitable space in the basement of an existing five unit rental property. The property is nonconforming for lot area, lot width and setbacks. The owners are seeking to reduce the number of units from five to four. The new unit in the basement will be a six bedroom unit. The property is zoned R4C, Multiple Family Residential District.

**Background:**

The subject property is located on the east side of Packard Street near the Packard and Sylvan Avenue intersection. The parcel is in the North Burns Park neighborhood. The lot area is 6,621 square feet in area. The home was constructed around 1901 according to the City Assessor's records.

**Description:**

The existing structure is certified for one efficiency apartment (one occupant), three, one bedroom apartments (4 occupants) and a five bedroom apartment with six occupants. The owner is proposing to reduce the number of units to four that will each contain six bedrooms for a total of 24 bedrooms in the home. The basement will require a minor adjustment to square up the foundation and the third floor walls will be elevated to provide the required headroom for the top floor. All proposed construction is to be completed on the interior of the building except for the minor bump out for the basement foundation.

**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:

*"Currently residential rental property with 5 units:*

- 1 - efficiency unit with 1 occupant max*
- 3 - 1 bedroom units with 4 occupants max*
- 1 - 5 bedroom unit with 6 occupants max*

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*The proposed alteration would add living space in the basement as well as square up the foundation in the NW corner to make the building more symmetrical and have more space*

*as well as raise the outside walls on the 3rd floor to create more headroom and living area on top floor.*

*The new unit configuration after construction would be as follows:*

*4 - 6 bedroom unit with 6 occupants max per unit*

*This property is located in a student area with an apartment building with rental surrounding. This project will not have any detrimental effect on the neighboring/surrounding properties and will help provide the City of Ann Arbor with more housing options for students.”*

Respectfully submitted,

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

**Jon Barrett**  
**Zoning Coordinator**