

**Zoning Board of Appeals
December 6, 2023, Regular Meeting**

STAFF REPORT

Subject: ZBA 23-0030; 413 South Division Street

Summary:

Metro Property Service is requesting relief from Section 5.32.2 Nonconforming Structure to construct a 16 foot four by 4 foot addition to allow for additional area for the bedrooms on the first, second and third floors. The applicants are also requesting to add dormers to the third floor which will allow for a new bedroom to unit four. The additions will not encroach further into the side or rear setback areas. The property is zoned R4C, Multiple Family Dwelling District.

Background:

The subject property is located on the east side of South Division Street due south of East William Street. The structure is the northern property from the University of Michigan's Institute of Social Research. The residence was constructed in 1901 and is approximately 2,955 square feet in size.

Description:

The subject property received approval for an Alteration to a Nonconforming Structure on May 25, 2022. The approved Alteration allowed for the creation of Unit One in the basement containing five bedrooms and three bathrooms. Unit two is to be located on the first floor as a six bedroom three bathroom unit. Unit three will be on the second floor and consist of six bedrooms and three bathrooms also. The third story will house unit four with three bedrooms and two bathrooms.

The approved renovations were required to take place within the current envelope of the home, and there will be no changes to the length, width, or height of the building. Energy efficiency will be upgraded significantly, with spray foam insulation and high efficiency appliances while bringing the building up to all modern building codes.

The new request is to allow for a bump out on the southwest corner of the home and dormer additions to the third floor to allow for an additional bedroom in unit four.

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:

Applicant response: "Property was formerly a 6 Unit Rental property, currently in the initial construction phases of renovation to become a 4 Unit Rental property. We would like to add a small 16ft x 4ft addition to the SW Corner of the building, which will fill in an indentation and bring the foundation even to the remainder of the building and not encroach further into the setbacks than what already exists. The nearest property to the addition is a vacant lot owned by the University of Michigan, and it is used as access for their waste disposal trucks. Also, we would like to add Dormers to the 3rd floor to provide better living space on the 3rd floor for Residents.

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These changes will overall be very minor and will have no impacts on the neighboring properties.”

Respectfully submitted,

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

Jon Barrett-
Zoning Coordinator, City of Ann Arbor