

**Zoning Board of Appeals
April 24, 2024, Regular Meeting**

STAFF REPORT

Subject: ZBA 24-0011; 1316 Geddes Avenue

Summary:

Rob Fowler, representing the property owner, is requesting relief from Section 5.32.2 Nonconforming Structure to allow for a 300 square foot addition to an existing one bedroom, one bathroom 625 square foot apartment. The proposed alteration will convert the apartment to a five bedroom, two bathroom apartment 925 square feet in size. The property is nonconforming for the number of dwelling units allowed per lot area. The property is zoned R4C, Multiple-Family Dwelling District.

Background:

The subject property is located at the southeast corner of the intersection of Geddes Avenue and Washtenaw Avenue east of Central campus. The building is five stories, was constructed in 1964 and contains 22 apartment units.

Description:

The subject apartment is located on the ground floor underneath the building and adjacent to the parking lot. If approved, the proposed apartment will contain five bedrooms each containing 100 square feet. The proposed addition will eliminate six parking spaces on the south side of the property.

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:

*“Building has 22 Apartments
Apartment 22 is only unit with 1 Bedroom
Footprint will remain inside building envelope.”*

Respectfully submitted,



Jon Barrett

Zoning Board of Appeals
April 24, 2024
Zoning Coordinator