

**Zoning Board of Appeals
October 25, 2023 Regular Meeting**

STAFF REPORT

Subject: ZBA 23-0020: 1006 Packard Street

Summary:

Chris Vessels, representing property owner, is seeking approval from Section 5.32.2 (C) Alteration to a Nonconforming Structure. The applicants are requesting to convert the basement into a three bedroom unit. The roof will be altered by the addition of two new gables that will create new living space on the third floor. The existing three unit rental property contains an efficiency apartment and a two bedroom and three bedroom units on the upper floors. The alteration will increase the number of bedrooms to 13 while the number of units remains at three. The corner lot property is zoned R4C Multiple-Family Dwelling District and is nonconforming for lot area, lot width, side setback and front setback along Brookwood Place.

Background:

The subject property is located at the intersection of Brookwood Place and Packard Street in the Burns Park neighborhood. The home is approximately 1,644 square feet in size and was built in 1925.

Description:

The existing rental property contains three units, a three bedroom on the first floor, a four bedroom on the second and third floors and a one bedroom in the basement. The proposed changes will increase the first floor unit to four bedrooms, the second and third floor unit to six bedrooms, and the basement unit will increase to three bedrooms. Level 2 EV Charging Stations will be added in the rear of the house for additional Community Benefit.

The only exterior changes will be made to the existing roofline to accommodate more functional living space on the second and third floors. There are no changes being made to the footprint of the building and the parking lot will remain in the same configuration.

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:

“There will be no adverse impact on neighboring properties.”

Respectfully submitted,



**Jon Barrett
Zoning Coordinator**