

**Zoning Board of Appeals
May 22, 2024, Regular Meeting**

STAFF REPORT

Subject: ZBA 24-0017; 305 Beakes Street

Summary:

Michael Bielby, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to construct a two-story addition to the existing nonconforming duplex. The proposed addition will allow for a second bathroom to be added to each unit. The basement laundry room will be removed, and each unit will receive their own laundry rooms. The property is nonconforming for the front setbacks along Beakes Street and North Fifth Street. The property is zoned R4C, Multiple Family Residential.

Background:

The subject property is located at the northeast intersection of Beakes Street and North Fifth Avenue in the Kerrytown neighborhood. The residence was built in 1911 and is approximately 1,812 square feet in size. The residence is a certified rental duplex each with two bedrooms that will allow up to four unrelated persons in each unit.

Description:

The two-story addition will be constructed at the southeast corner of the home and will not encroach further into the front setback along Beakes Street. The applicant has indicated that a new radon abatement system will also be installed for the apartments.

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:

“Zoned R4C, residential duplex with 1st and 2nd floors 2 bedroom, 2 bathroom apts. Proposed addition would add a 2nd bathroom to each apt and allow laundry to be put inside each apt as opposed to the current laundry in the unfinished basement. Addition will also provide the opportunity to add a passive radon vent system and help to mitigate traffic noise to the “quieter” parts of the apartments and explore options for solar panels. There will be no detrimental effect on the neighborhood.”

Respectfully submitted,

Zoning Board of Appeals
May22, 2024

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

Jon Barrett
Zoning Coordinator