

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

**STAFF REPORT**

**Subject: ZBA 23-0027; 331 East Ann Street**

**Summary:**

Robb Burroughs, representing the property owner, is seeking approval from Section 5.32.2 (C) Alteration to a Nonconforming Structure to construct a 632 square foot addition to the rear of the existing two unit rental property. The proposed addition will increase the bedroom count from two bedrooms to eight bedrooms while the unit count remains at two. The existing six space parking lot will be reduced from six spaces to four spaces. The property is zoned R4C, Multiple-Family Dwelling District and is nonconforming for lot area, lot width and the side setbacks. The property is in the Old Fourth Ward Historic District.

**Background:**

The property is located at the north side of East Ann Street, east of North Fourth Avenue and west of North Division Street. The home was built in 1901 and is approximately 1,300 square feet in size.

**Description:**

The proposed ground floor addition to Unit B will contain two bedrooms and a bathroom. The addition will have a basement with three bedrooms and two bathrooms for a total of five bedrooms and three bathrooms. Unit A has a living room and kitchen on the first floor with stairs leading to the bedrooms above. A new wing addition is being proposed that will allow for two new bedrooms and two bathrooms. Unit A will increase to three bedrooms and three bathrooms once construction is complete. The second story wing addition is not part of the Alteration request.

**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:

*“The proposed addition will not impact the adjacent property as there will not be any encroachment further into the side setback area.”*

Respectfully submitted,



**Jon Barrett  
Zoning Coordinator**