

**Zoning Board of Appeals
March 26, 2025, Regular Meeting**

STAFF REPORT

Subject: ZBA25-0009; 717 Arbor Street

Summary:

Rob Fowler, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, to renovate an existing two unit seven-bedroom apartment building. The proposed construction will allow new habitable space in the basement. The new construction will create two six-bedroom apartments. The property is nonconforming for lot width, area, and setbacks. The property is zoned R4C Multiple Family Dwelling District.

Background:

The subject property is located on the north side of Arbor Street between South State Street and Oakland Avenue in the Burns Park neighborhood. The building was erected in 1910 and is approximately 1,450 square feet in size.

Description:

The subject property is nonconforming for lot area (2,240 sq. ft.), lot width (32 ft.), and side and rear setbacks. The owners are proposing new additions to each floor. The basement construction includes adding three new bedrooms, two bathrooms, and removing a kitchen. The first-floor construction includes two new bathrooms and one bedroom. The second-floor construction will add two new bathrooms and a kitchen. The third-floor construction will include 2 new bedrooms and bathrooms. The new construction requires alteration approval from the ZBA.

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:

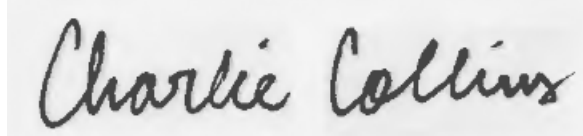
- A) The alteration is approved by the Zoning Board of Appeals upon a finding that it complies as nearly as practicable with the requirements of this chapter and that it will not have a detrimental effect on neighboring property.

The applicants had the following response regarding potential detrimental effects to neighboring properties:

*“Current house is duplex total 7 bedrooms
Remodel to Duplex with 12 bedrooms
House is in student housing area and has ample parking
No negative impact to neighborhood.”*

Respectfully submitted,

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A handwritten signature in black ink that reads "Charlie Collins". The signature is written in a cursive, flowing style. The first name "Charlie" is written with a large, prominent "C", and the last name "Collins" follows in a similar cursive script.

**Charlie Collins- Zoning Coordinator
City of Ann Arbor**