

**Zoning Board of Appeals  
April 22, 2020 Regular Meeting**

**STAFF REPORT**

**Subject: ZBA 20-007; 215 Packard Street**

**Summary:**

Steve Kaplan, owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R4C Multiple-Family Dwelling and is nonconforming as it does not meet the required lot area for the district. The applicant is seeking to add habitable space in the basement that will include three new bedrooms to adjoin the existing first floor apartment. The new unit will contain a total of 6 bedrooms, three in the basement and three on first floor and the other unit will remain a four bedroom.

**Background:**

The subject property is located on the north side of Packard Street and between South Fourth and South Fifth Avenues. The home was built in 1894 and is 3,236 square feet in size.

**Description:**

The nonconforming duplex is certified from the Rental Housing department until April 2023. The property will remain a duplex and the number of units will not increase.

**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 applicant states that the basement has completed extensive improvements to accommodate the new living space. The floor was lowered three feet, the walls had reinforced concrete and steel beams added to support the floors above. The basement has had floor to ceiling windows installed and additional means of egress. The improvements do not include an increase in the exterior dimensions of the home and will not have a detrimental impact on the adjacent properties.

Respectfully submitted,



**Jon Barrett  
Zoning Coordinator**