

# **CASE DESCRIPTION**

## **201 SOUTHFIELD (22-20)**

**Hearing date: May 10, 2022**

**Appeal No. 22-20:** The owner of the property known 201 Southfield, requests the following variance to install additional bedrooms within the property's four multi-family units:

- A. Chapter 126, Article 4, Section 4.46, Table A of the Zoning Ordinance requires 2 parking spaces per residential unit with 3 or more room units in an R7 Zone. The applicant is proposing four multi-family units with three room units each, therefore requiring eight parking spaces. The subject site has four parking spaces; therefore, a dimensional variance of four parking spaces is being requested.

**Staff Notes:** The applicant is proposing to remodel two existing 1 bedroom apartments and convert them into 2 bedroom apartments. Parking requirements in the Zoning Ordinance counts "room units" which includes bedrooms and habitable space such as a living room. The addition of a 2<sup>nd</sup> bedroom increases the number of room units from 2 to 3 (2 bedrooms & a living room). Doing so increases the parking requirement from 1.5 spaces to 2 parking spaces for each of the apartments proposed to be remodeled.

The current configuration of the subject site is four apartments with two 2 bedrooms and 2 1 bedroom units. The current apartment setup requires 7 parking spaces, however only 4 parking spaces are on-site, therefore the property is legal non-conforming with a shortage of 3 parking spaces. Remodeling two apartments from 1 bedroom to 2 bedrooms each increases the total parking requirement from 7 spaces to 8 spaces and expands the non-conformity.

The 4 existing parking spaces on-site are located along the south side of the property with an access drive connecting to Southfield Road.

This property is zoned R7 – Multiple Family Residential.