

ZBA 16-030 601 East Hoover

Hello, members of the Ann Arbor Zoning Board of Appeals

My name is Joel Holland, I am a student in my second year at the University of Michigan. My current housemates, 6 of us, currently live very close to the house at 601 East Hoover, Ms. Tope's house, which is why we have signed a lease with her for the Aug 2017-Aug 2018 year.

We love the neighborhood, we love being close to our classes and the athletic complex and Elbel Field, a real treasure in our neighborhood. We enjoy the charm and comfortable feel of the neighborhood when we study and the fun of being part of the student life centered around the athletic complex.

We also love the price Ms. Tope charges for rent for the house. She has kept rent affordable for us. Many of her previous tenants are scholarship students, several in our group of 6 are on some form of financial aid. This neighborhood in general provides affordable rent which we cannot find in other areas as close to central campus. The house is fully furnished and Ms. Tope subsidizes the cable, phone and internet and provides wifi for us.

If this addition is built, it will create a much better, more safe, and healthier living situation for us by adding a more adequate and much needed second bathroom, a second emergency stairway and puts the washers and dryers into a location that is actually useable. Most students nowadays are much taller than the less than 5 foot headroom the current laundry area provides. She will have enough room to add a second refrigerator, badly needed for 6 students.

It is my understanding that the addition will be only 3 feet closer to the back property line than it is now. It will not interfere with the existing off street parking spaces and preserves more open space on the lot than the neighboring properties provide.

I think that in this neighborhood, developed in the early 1900's, many of the properties were made noncompliant with the rear yard setback requirement of 30 feet imposed in 1950. The neighborhood has maintained its comfortable configuration of mostly one and two family residences for over 116 years. It has not been overbuilt with high rise, densely populated apartment buildings. The house is pleasant and homey, well maintained, and provides adequate off street parking. We are looking forward to living there. Allowing it to be brought to current health, safety, and welfare standards applicable today is a benefit to the entire neighborhood. Ms. Tope is keeping it affordable for us while improving it to today's standards. Putting the house only 3 feet closer to the rear yard property line yet providing such really great modern, usable safe living space will make such an improvement in the daily lives of us students who live there.

I, and my housemates, would most sincerely appreciate your granting this variance.

Respectfully Submitted,

Joel Holland, for the group leasing 601 East Hoover for the 2017-18 year.