

July 25, 2017

Zoning Board of Appeals  
c/o Jon Barrett  
301 East Huron Street  
Ann Arbor, Michigan 48104

I am writing in regard to Appeal #: ZBA17-023 with respect to the property at 1700 Packard Street.

I have owned and resided at 1706 Packard Street, a single family dwelling, for the past 29 years. The two lots are adjacent; they share a 132 foot property line. The 1700 Packard Street structure is situated about four or five feet from the property line. I believe that the alterations request detailed in this appeal will pose a long-term detriment to both my property and the neighboring houses in the R1D-zoned Lower Burns Park area.

In the past year, the apartments at 1700 Packard Street appeared to have been only partially inhabited. I am told that tenants rented individual rooms with others they had not met before, much as in a rooming house. I do not know how many tenants lived there at any one time or in total. While the parking space requirements of the zoning ordinance would appear to be currently satisfied, the reality shows a problematic parking situation.

Last year, the five parking spaces behind 1700 Packard Street were not sufficient for the people living there. On two occasions I returned home to find an unknown car in my driveway. Once I was able to park on Henry Street and track this to an associate of a tenant. The other time I had trouble finding nearby parking on Henry Street; the car was gone by the time I got back. On a handful of other occasions, I have had cars pulling into my driveway and blocking my parked car. In the 28 years prior to the current property usage, I have had only one case of an unknown car parking in my driveway, and a few cases of cars parking behind mine. The current high-density use of the property is already having a detrimental effect on my use of my property as well as the parking situation on Henry Street. Allowing two additional bedrooms to be carved out of the basement poses a significant risk for increased detriment to my property over time.

In the short time the property has been configured with two four bedroom units, I have found that the amount of trash coming over my fence has increased. I think that approving the construction of two additional bedrooms poses a significant risk for increased detriment to my property over time.

It is relatively quick to modify a building. Physical modifications and their social impact last a long time. Please do not approve this structural alteration to this already non-conforming structure.

Thank you,

Letitia Shapiro  
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