

The staff report for the application for zoning variances at 1320 S. University clearly and systematically demonstrates that this application does not meet the standards for approval.

Although the applicant alleges that the zoning causes hardships unique to the property, staff shows that the parcel is large enough to allow substantial redevelopment or that the existing building may continue to be used or renovated.

The applicant asserts this property is unique, but all other D2 zones in the city serve the same purpose that D2 serves in this case: to provide a buffer between a higher density and a lower density zone. Each area may be unique, but the intent is the same in every D2 zone.

The two parcels zoned D2 in the S. University Character District and subject to the 40-foot setback requirement and 60-foot height limit are very deliberately included in the lower density D2 zoning to provide a buffer to the residential character of Forest Court and Washtenaw Avenue. Forest Court and Washtenaw Avenue have the scale and character of single-family residential areas whether rental, group, or owner occupied. It is this scale and character of the adjoining "R" zones that the D2 zoning is intended to protect.

This is the correct zoning for this parcel and does not place an undue hardship on the owner. The variances requested are essentially a zoning change and should not be granted.

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