

Zoning Board of Appeals

905 Olivia Avenue

City of Ann Arbor

Re appeal #ZBA 12-20, 1320 S. University Ave.

Dear ZBA Members:

Countless hours of city planning department time and citizen input went into the zoning of downtown Ann Arbor as D1 or D2. After careful study of the Calthorpe plan, the Downtown Development Plan and input from urban planners such as Robert Gibbs, standards were established for D1 and D2 zones. Differentiation was made for between specific areas of downtown to be D1 or D2. These guidelines were not made in haste, nor were assignments capricious. Planning staff conducted meetings to educate, gather input, process, and share information with citizens.

Compromises were made by all parties to establish regulations, and to simplify the approval process for new development

The combined effort of all parties must be recognized and upheld. I'm concerned that the variance request for 1320 S. University is essentially a request for D1 height and setback on a D2 parcel. The owners' request to rezone this parcel was unanimously denied by the Planning Commission and the City Council in 2012. I'd like to emphasize the strong multi-neighborhood/city wide support of the Planning Department's decision to maintain existing zoning regulations. We worked together in good faith to establish guidelines for growth and change in downtown Ann Arbor. It's time to adhere to the rules that have been established, and to move forward, enabling the staff to give attention to new proposals that respect established guidelines.

Please respect the zoning that already exists and deny this variance request.

Sincerely,
Betsy Price,
cochair North Burns Park Association