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Sent: Tuesday, April 26, 2022 4:20 PM
To: Planning <Planning@a2gov.org>
Subject: ZBA meeting April 27: 1207 Gardner Avenue

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To the Ann Arbor Zoning Board of Appeals:

We are writing to you in support of the request of the owner of the property at 1207 Gardner Avenue for a code variance to allow the replacement of a single-car detached garage. We have lived at 1206 Gardner, directly across the street from the property, for nearly 36 years.

The current structure is old and dilapidated. In our neighborhood, whenever rodents or other vermin are mentioned, reference to this garage is quick to follow. The foundation is crumbling and the wood is rotting. The current garage is also inadequate to accommodate a car and a minimum of garden tools. Indeed, it has never been able to serve that purpose as long as we have lived here. Among other needs, the owner wishes to use a garage to park and charge an electric vehicle. As a bonus, this space will also reduce, by a bit, our neighborhood's on-street parking congestion. A new structure is needed.

The proposed garage differs very little from the existing garage and would present no additional visual obstruction. The rear setback variance requested is necessary if the garage is to be large enough to function effectively, yet still allow reasonable foot passage between the garage and the house.

We see the garage proposed at 1207 Gardner Avenue as an undiluted improvement to the neighborhood. Thank you very much for hearing and considering our comments. If you require clarification or further comment, please do not hesitate to contact us.

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