

Dear Ms. Gale,

I am writing regarding Rosalie Meiland's proposed variance from Chapter 55, Section 5:28 (ZBA13-012-2629 Kimberley Rd.).

We will be unable to attend the public hearing on June 26th, 2013 at 6:00 PM to provide our comments in person, but wanted to submit our objections to this proposal in writing. Please find attached a letter with our specific comments.

Note the attached letter is on behalf of the property owners at both 2630 Kimberley Rd. (Amanda (Spitz) McLaren and Ian McLaren) and 2600 Kimberley Rd. (Elizabeth Veach and Aaron Burch). Elizabeth Veach is cc'd on this e-mail.

Can you please acknowledge receipt of this letter?

Thanks in advance,

Amanda McLaren

Re: 2629 Kimberley Road

Appeal # ZBA 13-012

Parcel I.D. 09-09-03-304-014

To Whom It May Concern:

We are writing to express our **strong objection** for a variance of the above listed property from Chapter 55, Section 5:28 to permit the creation of two parcels that are 56 feet wide. While the R1C Zoning district allows parcels with a minimum area of 7,200 square feet, section 5:28 clearly states that the minimum parcel width is 60 ft.

Upon examination of the square footage of the adjacent parcels through publically available data (see below), and excluding the largest parcel in the interest of a more accurate representation, it can be seen that the average lot size for surrounding homes is 10,760 square feet. The average lot frontage for immediately surrounding addresses is 70.3 feet (range: 66-86 feet). The most narrow, including our property and our adjacent neighbors, is 66 feet.

Parcel	Address	Frontage (feet)	Depth (feet)	Area (sq ft)
09-12-03-304-015	2525 Kimberley Rd.	86	140	12,040
09-12-03-303-014	2600 Kimberley Rd.	66	160	10,560
09-12-03-303-010	2630 Kimberley Rd.	66	160	10,560
09-12-03-303-004	2634 Kimberley Rd.	66	160	10,560
09-12-03-304-024	2635 Kimberley Rd.	72	140	10,080
Average:		71.2	152	10,760

Source: <http://annarborcity.is.bsasoftware.com/>

Note: Parcel 09-12-03-303-017 excluded from analysis because it is a double lot (frontage 132ft).



Parcel 09-09-03-304-014 (highlighted above), according to public record, is listed as 15,726 square feet prior to the proposed division. Upon division, each parcel would be roughly 7,863 square feet. This means each resulting parcel would be **2,897 square feet** or **27% smaller** than the current average lot size and more than **15 feet** or **21% narrower** than the current average width of surrounding lots.

We understand how the proposed variance is financially beneficial to Ms. Meiland; however, allowing this variance and subsequent parcel division would adversely affect the adjacent home owners. The much smaller lot size will greatly limit the size of the homes that can be built on the two resulting properties. Smaller homes, which are not commensurate with the existing home size on Kimberley Road, will adversely affect both the property and resale value of those adjacent. Furthermore, all adjacent lots to the property under consideration meet the existing Chapter 55, Section 5:28 minimum parcel width for the R1C Zoning District.

We urge the Zoning Board of Appeals to take this data and our comments under consideration as they directly impact the homes we own and the preservation of our unique Kimberley Hills neighborhood. We feel the detriments to the neighborhood far outweigh the financial gain afforded to Ms. Meiland.

Sincerely,

Amanda (Spitz) McLaren &
Ian McLaren, M.D.
2630 Kimberley Rd.
Ann Arbor, MI 48104

And

Elizabeth Veach &
Aaron Burch
2600 Kimberley Rd.
Ann Arbor, MI 48104