
Subject: 511 E. Ann Street ZBA variances

From: Ilene Tyler

Sent: Thursday, January 19, 2023 1:31 PM

Subject: Re: 511 E. Ann Street ZBA variances

To ZBA and Planning Commissioners and Staff:

In addition to the general support stated below, I declare my personal support as a near-neighbor to this property. My house is at the southeast corner of Division and E. Ann, within sight of this property. It has been an eyesore for years due to neglect and vacancy. The street is overwhelmingly older houses used as student rentals. While the few among us that are still single family would love to see some of them reverted to single family use, we recognize this is highly unlikely. However, we know a good renovation that is respectful of the historic district when we see it, and clearly Ryan Pantaleo's project fits that description. I urge you to grant him the variances he has requested so he can proceed with the work.

The neighborhood surrounding the proposed project is in the Old Fourth Ward Historic District, and the project itself is a contributing building to that historic district. In fact, it is more than contributing, it is significant as one of the oldest buildings in the district and in the city of Ann Arbor.

With the passing of its longtime owner, Widd Schmidt, and transfer to a new owner, change and improvements to the property were inevitable and sorely needed. We have met with the new owner, Ryan Pantaleo, who explained the site's conditions and his hopes for saving and improving the property. We understand and appreciate his proposed scope of work. We support Ryan's request to the ZBA Board for approval of two variances, allowing an addition of one unit behind the existing building on a non-conforming lot in a multi-family R4C zoning district. We find his request to be reasonable and complementary to adjacent uses in the neighborhood.

Thank you for your consideration.

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