

To: Zoning Board of Appeals
From: Marc Gerstein
Date: October 23, 2012
Re: ZBA 12-020, 1320 South University

I own and live at 1321 Forest Court, the residential property that abuts 1320 South University on the south. I am not able to attend the ZBA meeting on October 24th, but would like to register my strong opposition to this zoning variance request.

The owners of 1320 South University have many options open to them to attain a good financial return without receiving the requested variances and without harming the neighbors. They can continue to rent the apartments and parking spaces that are currently there; they can renovate the existing mid-century modern building; they can build a new building of their choosing following the D2 zoning allowances; or they can sell the property at market value to someone who will be happy to choose one of these options and abide by what the zoning permits.

In order for their variance to be allowed by the Zoning Board of Appeals, the petitioners are obliged to meet all five of the variance criteria listed in Chapter 55 Article IX. Section 5:99 (1). Clearly, their request does not meet criterion (d) "That the conditions... on which the variance request is based shall not be a self-imposed hardship..." The hardship that the petitioners perceive is very much of their own making, since they have several other viable options.

Please reject this application as groundless and contrary to the provisions of Michigan state law.