

**Gale, Mia**

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**From:** Lenart, Brett  
**Sent:** Wednesday, March 17, 2021 9:00 AM  
**To:** John Milo Beranek  
**Cc:** Cheng, Christopher; Kahan, Jeffrey; Gale, Mia  
**Subject:** RE: ADU 3/16 meeting

Thank you for your comments, they will be shared with the Planning Commission.

Based on your comments, I'd like to clarify a component of the code. Both the current ADU regulations and proposed regulations do not provide any additional occupancy with the addition of an ADU. In the circumstance that you describe in your comments, a single family home that has six unrelated individuals living there is permitted in the R4C Zoning District. If that same home adds an ADU, up to two of those unrelated individuals could live in the ADU, but then only four unrelated individuals would be permitted to live in the primary structure. The ADU regulations do not provide any opportunity to increase the existing occupancy of a single family home, but rather, provides an opportunity to distribute the same occupancy maximum among the principal residence and accessory dwelling unit.

Sincerely,

Brett Lenart, AICP | Planning Manager  
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—Original Message—

From: John Milo Beranek <jmilob@gmail.com>  
Sent: Tuesday, March 16, 2021 8:35 PM  
To: Planning <Planning@a2gov.org>  
Subject: ADU 3/16 meeting

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Hello planning commission,

I spoke during the public comment this evening and then heard your discussion that was contrary to the point I was making.

R1, single family homes built in R4c neighborhoods are being built by management companies as essentially 6 unit apartment buildings. 6 units, 6 leases, some shared common area to qualify as sfh. Under the rules as proposed this "Single family home" could have an ADU built. So there could now be 16 unrelated people living on this R1 property.

I feel this sort of density puts too much pressure on residential neighborhoods. As these properties become non-owner occupied and monetized, developers are pulled in and families and community are driven out. I don't think this is the intention of the ADU proposal, but is is the reality of what will happen if the rules are not carefully crafted.

Thank you,  
John Beranek

**From:** Karen Wight <[kwight@umich.edu](mailto:kwight@umich.edu)>  
**Sent:** Thursday, March 25, 2021 12:48 PM  
**To:** Lenart, Brett <[BLenart@a2gov.org](mailto:BLenart@a2gov.org)>  
**Subject:** Los Angeles Fast-Tracks Pre-Approved ADU plans

Hello Brett:

Given recent conversations in Planning Commission RE ADUs, I thought this article in Dwell Magazine might be of interest to the Commissioners or staff.

All the best!  
Karen Wight

[https://www.dwell.com/article/los-angeles-adu-standard-plan-program-d6fab748?utm\\_source=Dwell&utm\\_campaign=7297cbfd3d-EMAIL\\_DAILYDOSE\\_20210325&utm\\_medium=email&utm\\_term=0\\_4c4807afd1-7297cbfd3d-173817641](https://www.dwell.com/article/los-angeles-adu-standard-plan-program-d6fab748?utm_source=Dwell&utm_campaign=7297cbfd3d-EMAIL_DAILYDOSE_20210325&utm_medium=email&utm_term=0_4c4807afd1-7297cbfd3d-173817641)