

**ROBERT C. HORVATH
60 WESTOVER ST.
ANN ARBOR, MI 48103**

December 31, 2020

Ann Arbor City Council
Sent via email only to CityClerk@a2gov.com

Re: Notice of Public Hearing to Rezone 26 City-Initiated Annexed Properties

Dear Clerk,

In response to the above 12/17/2020 notice, I wish to file an objection to rezoning the listed lots that abut Wagner Rd. to single family dwelling district for the reasons, in part, stated below. With respect to the other noticed lots on Westover St., I do not object to rezoning them to R1D.

By way of background and familiarization with the area in question, I own the lots at 147 and 167 S. Wagner Rd., including the house at 157 S. Wagner and 60 Westover St. (the corner of Wagner Rd. and Jackson Ave.). I live at 60 Westover and have been there many years before the widening of Wagner Rd.

The lots on Wagner Rd., with particular attention to the lots I own, should not be rezoned to single family dwelling district, in part, because (1) it is directly across from the Suburban Chevrolet car lot where over 500 cars are parked for public viewing daily; (2) the Pal's pump station at Porter Ave. was just recently converted to a commercial structure; (3) there are 100s of asphalt trucks weighing more than 160,000 lbs. traveling daily south on Wagner Rd. that turn either east or west onto Jackson Rd. for entrance onto I-94; (4) these asphalt trucks leave Cadillac Asphalt onto Wagner Rd. and literally shake my house, as well as the other houses on Wagner Rd; and (5) the other lots on Wagner Rd. are also directly across from other industrial uses from Jackson Rd. south to Liberty St.

In closing, the highest and best use for the lots along Wagner Rd. is not for residential development but is more suited for zoning to a higher density to attract development and usage. As those that live in the area are aware, the reason why there has been no single-family development on the subject lots (hence the reason these lots are still vacant) or redevelopment of those houses on Wagner Rd. is, in part, because of the high costs attributable to the negative factors outlined above.

Respectfully submitted,

/s/ Robert C. Horvath
Attorney/Real Estate Broker
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