

Subject: 1211 Prospect Variance request
Attachments: 1211 Prospect Parking Variance Request.pdf

From: Steve Welch
Sent: Tuesday, April 21, 2026 9:59 AM
To: Planning <Planning@a2gov.org>; Manor, Courtney <CManor@a2gov.org>
Subject: 1211 Prospect Variance request

Hello Courtney,

Attached please find my letter in support for the Zoning Board of Appeals meeting tomorrow.

Thank you,

Steve
734 637 8800

April 21, 2026

Zoning Board of Appeals
City of Ann Arbor

Via Email

RE: 1211 Prospect Parking Variance Request

Dear ZBA,

When I first attended the University of Michigan in the early 70's, dorms were definitely not co-ed, underclass students were prohibited from owning cars on campus and Ann Arbor was a national leader in parking structures.

Much has changed since then. Now dorms are co-ed, many students live off campus, most students' own cars on campus and the City has new zoning classifications that don't require any on-site parking. Parking has become an additional financial burden for many students.

Many of the off-campus students routinely park on streets in residential neighborhoods, particularly those south of Hill between Division and Washtenaw and walk to their classes. These neighborhoods don't have residential parking permits like, for example, Detroit Street, so the parking pressures are greatly increased on the residents of those neighborhoods.

1211 Prospect has been in the Welch Family since the mid-60s. It has a small pie-shaped lot and it has always accommodated three parking spaces. This has no negative impact on its neighbor. It does, however, have a small positive and not insignificant impact on the parking of its tenants and the neighboring residents.

I strongly urge you to approve the requested variance.

Thank you for your attention and consideration in this matter.



Steven D. Welch, CPM
Founder and Former Owner of Ann Arbor Realty, Inc.