

**From:** [dianadarc@provide.net](mailto:dianadarc@provide.net) <[dianadarc@provide.net](mailto:dianadarc@provide.net)>

**Sent:** Tuesday, January 19, 2021 1:28 PM

**To:** Barrett, Jon <[JBarrett@a2gov.org](mailto:JBarrett@a2gov.org)>

**Subject:** Re: 1301 Henry St

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Mr. Barrett,

There are several rental properties on this block of Ferndale Pl. None have specified off-street parking available to their tenants, and one landlord specifically prohibits their tenants from using the potentially available parking areas behind their buildings. And, all landlords advertise their apartments as "street parking available". Consequently, on-street parking is at a premium and very competitive on a first come, first served basis. I have had to call the City Parking Enforcement on a number of occasions when those competing for street parking have partially blocked access to my and my neighbor's driveways. Speaking for the rental housing tenants, they are sometimes forced to park on Henry or Gardner streets and walk some distance to their apartments.

Allowing two curb cuts on the Ferndale Pl. frontage will eliminate at least one, and perhaps two street parking places, depending on the width, of those premium street parking places. The sensitivity of the curb cuts goes beyond the arithmetic of complying with the Engineering Department's requirements.

Indeed, I know of some of my neighbors of single family housing have complained that they, or their guests, are unable to park in front of their own homes. I suggest that because the street parking issue will affect every resident and landlord of this block of Ferndale Pl., all should be given the opportunity to comment.

Further, there are 3 large and stately trees growing in the lawn extension in the 120 feet of frontage you mention. They are part of the ambience and desirability of this Lower Burns Park neighborhood. However, none of these trees are shown in the site plan to show the clearance to the proposed curb cut.

Finally, if it is determined that the existing curb cut, which my property shares in common with the 1301 Henry property, and which is not shown on the site plan, will require a new curb cut on the south side of my driveway.

Thank you,  
Diana Wright

On 2021-01-18 12:59, Barrett, Jon wrote:

Ms. Wright,

Table 5.21-1 **Maximum Number of Openings**, allows a parcel to have 2 openings/curb cuts if the parcel is between 101-200 feet of frontage along a public right of way. The subject property (1301 Henry) has 120 feet of frontage along Ferndale Place. Alison Heatley, Engineering Dept., notified me on Friday that a proposed curb cut would meet the Engineering Department's requirements. However, she also forwarded the project details to the Transportation Engineering Team to get comments/feedback to see if they foresee any issues with a new curb cut along Ferndale. I will notify you when that department communicates back to me.

### Jon Barrett

Zoning Coordinator, City of Ann Arbor Planning & Development Services  
301 E Huron Street, Ann Arbor, MI 48107  
General: 734-794-6525 [planning@a2gov.org](mailto:planning@a2gov.org)  
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**From:** [dianadarc@provide.net](mailto:dianadarc@provide.net) <[dianadarc@provide.net](mailto:dianadarc@provide.net)>  
**Sent:** Thursday, January 14, 2021 2:24 PM  
**To:** Barrett, Jon <[JBarrett@a2gov.org](mailto:JBarrett@a2gov.org)>  
**Subject:** Re: 1301 Henry St

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Jon Barrett -

Thank you for this information. I reserve my approval of the requested relief from Section 5.32.2 Alterations to 1301 Henry St. until the following are resolved and confirmed by your office.

- The question of the new curb cut is resolved.
- The confirmation of the re-curbbing of the existing driveway, as we discussed, is confirmed by Joseph Phillips, representing the property owner.
- The possibility that the existing driveway and existing garage will be removed, as we discussed.

- I would want to see these changes reflected in the site and structure drawings provided by Mr. Phillips and attached to your email.

These changes will need to be resolved and documented, with sufficient time for my review, prior to the Ann Arbor Zoning Board of Appeals public hearing on Wednesday, January 27, 2021. I point out that the *January 27, 2020 Hearing* date published on the announcement card mailed to me is in error on the date. I leave it to you to decide if the City's description of the requested relief, as well as the corrected hearing date, needs to be changed and re-mailed to all affected parties.

Thank you,  
Diana Wright,  
Owner of 1615 Ferndale Pl. property

On 2021-01-14 12:15, Barrett, Jon wrote:

The application and plans are attached, I am waiting on an answer from the Engineering Dept. regarding a new curb cut and the possibility of approval.

Thanks,

**Jon Barrett**

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