

From: Carol Mohrlock <carolmohrlock@gmail.com>
Sent: Tuesday, June 22, 2021 9:22 PM
To: Planning <Planning@a2gov.org>
Cc: Carol Mohrlock <carolmohrlock@gmail.com>
Subject: ZBA21-022 1302 Prescott

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Dear Zoning Board,

Thank you for the work you do for the city.

On May 12, 2021, based on a request to support a 2 story addition and renovation project for 1302 Prescott from Sarah Hieber, I sent an e-mail with my views.

Since that time I have received a postcard regarding a three foot variance from Section 5.18.1 (B4) Front Porches, along with relief from Section 5.32.2.

As I noted in my May 12 e-mail I love seeing land owners improve their property and I am thankful to see neighbors investing in their property. However, in terms of the 8 foot front porch on Prescott I have some reservations that lead me not to support this part of the 1302 Prescott project.

First, I am gravely concerned with visibility of pedestrians. Whether a person is walking, biking or driving on the 2 block street of Prescott I feel a covered porch extending out 8 feet impedes visibility. In addition, whether one is north bound or south bound the street slopes which may prove to have more public safety adverse consequences. As another factor along the west side of Prescott there is street parking. Due to the large number of people that park on the street this can also create visibility issues.

Second, while my property is not an adjoining property to 1302 Prescott I do have concerns in terms of light and greenery of adjoining properties.

Next, Proportion. In looking at the homes on Prescott, some have covered porches and some do not. However, the porches that exist all blend in with the character and charm of the street. I feel the request to construct an eight-foot front porch on 1302 Prescott will be out of proportion to the other houses on the avenue.

Lastly, it is my understanding within the last few years the Zoning Board has modified the code regarding front porches. To my knowledge, no one on Prescott Avenue has extended a porch beyond the earlier (prior) front porch city code.

If this is correct, it would appear 1302 Prescott would be the first Prescott home to build a porch, extending toward the city street, under the new front porch code. On a sloping short avenue that allows street parking, it is yet to be seen how this new code will impact safety and visibility on this street. Thus, does it not seem most prudent to first stay within the code that the city has established?

Thank you for your service to the Ann Arbor Zoning Board and for reading my views regarding 1302 Prescott (ZBA21-022).

Sincerely,

Carol Mohrlock
1306 Prescott