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**Sent:** Tuesday, February 16, 2021 7:46 AM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** ZBA20-004: 1104 South Forest Avenue

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We received notice about the request for alteration at 1104 South Forest and would like the following to be considered.

When we moved to South Forest in 1983, families lived in about half of the houses; now there are only 2 family owned and occupied houses (including us) on this block. If South Forest is ever to return to a mix of families and students, it is essential to leave the houses in shape to be attractive to families. The only way to avoid this area becoming a slum is to attract families back into some of the houses.

There is already too much student housing in this area. Since there are many high rise student apartment buildings being approved and built, there is no need for additional student housing on South Forest. It is clear that not all houses in this area are fully rented (even before the pandemic).

The conversion to 2 units with 6 students each means that there is a greater likelihood that the rentals will be to groups of close friends – this leads to increased partying and noise compared to units with fewer students per unit. This observation is based on our experience living among the students for the past 40 years.

We expect that the addition will reduce the parking spaces available to the residents. If so, this will add to the parking congestion on the street. (We also ask the City why South Forest is the only north-south street in the area without restricted parking: 2- or 4-hour limitation?)

With respect to the condition of the neighborhood, the City should enforce the rules about trash containers left on the street, trash and parking on the grass or sidewalk, and noise from parties. When we talk to owners of student properties, their attitude is that it is not their problem and that we should complain to the City or Police.

This message applies to all requests to increase student density in this area, not only to the specific alteration being requested. The planning commission should take a long-term view of the neighborhood and only approve alterations that will improve the neighborhood by attracting families to return. When the City approves increasing student density, the City is implicitly approving reducing the neighborhood to a slum.

Morton and Raya Brown  
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