

Subject: in support of ZBA25-0003 333 Mulholland Avenue

From: Dave Askins
Sent: Friday, February 14, 2025 1:11 PM
To: Planning <Planning@a2gov.org>
Subject: in support of ZBA25-0003 333 Mulholland Avenue

Hello members of the Ann Arbor ZBA!

I am the co-owner of the property at 330 Mulholland Avenue, which is located across the street from the property that is the subject of the requested variance (333 Mulholland Ave.)

I am writing in full-throated support of the variance that has been requested by the owners of 333 Mulholland Avenue, to allow the creation of a 744-square foot ADU.

From what I can tell, the practical difficulties associated with meeting the square footage requirement stem from the fact that the detached garage, tucked away in the rear of the property, already exists. That means the property presents challenges that are not common throughout the city. It also means that the practical difficulties are not self-imposed.

A denial of the requested variance would significantly limit the ability of the owners to make reasonable use of their property in a way that aligns with evolving housing needs in the Ann Arbor community.

With no inhabitants, the detached garage has stood for decades without offending the public good. Granting the variance would serve the broader public benefits of increased housing options.

No on-street parking is allowed on Mulholland, which means there is no risk that current residents would have to compete with the residents of the new ADU for public parking resources.

The requested variance is for just an additional 144 square feet beyond what is already allowed by code, which makes it a de minimis addition.

In sum, the requested variance meets the criteria that are supposed to be applied by the ZBA when evaluating such requests, and would serve the public interest if it were granted.

Please grant the requested variance.

Thank you!

--Dave Askins

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