

Subject: ZBA23-0027 – Opposition to Proposed Zoning Amendment

From: Delaram Mirzania

Sent: Thursday, October 12, 2023 6:17 PM

To: Planning <Planning@a2gov.org>

Subject: ZBA23-0027 – Opposition to Proposed Zoning Amendment

Zoning Board of Appeals

PO Box 8647

Ann Arbor, MI, 48105

RE: Opposition to Proposed Zoning Amendment – ZBA23-0027; 331 East Ann Street

Dear Members of the Zoning Board of Appeals,

I am writing to express my strong opposition to the proposed addition of 632 square feet to the rear of the existing 2-unit rental property at 331 East Ann Street, with the aim of increasing the bedroom count from 2 bedrooms to 8 bedrooms and reducing the parking spaces from 6 to 4. While I understand the need for housing in our community, I believe that this particular proposal is not in the best interest of our neighborhood for the following reasons:

Density and Overcrowding: Increasing the bedroom count to 8 in a 2-unit rental property will significantly increase the population density in this area. This could lead to overcrowding, increased noise, and additional stress on already strained parking and public services.

Traffic and Parking Issues: The reduction in parking spaces from 6 to 4, coupled with the addition of more bedrooms, will undoubtedly result in an even more challenging parking situation. This not only exacerbates existing traffic and parking problems but may also lead to illegal parking and safety concerns for pedestrians.

Community Character: The proposed change may not align with the existing community character and zoning regulations. It's essential to preserve the integrity of our neighborhoods and adhere to existing zoning guidelines.

Safety Concerns: An increased number of bedrooms, combined with reduced parking spaces, may raise safety concerns, such as fire hazards, evacuation procedures, and the capacity of the property to handle emergencies.

I respectfully request that the Zoning Board carefully consider the potential adverse impacts of this proposal on the neighborhood and the community at large, including the significant reduction

in parking spaces. It is crucial to strike a balance between the need for additional housing and the preservation of the well-being and character of our neighborhood. I believe there are more suitable ways to address the housing needs of our community without compromising the quality of life in our neighborhood.

Thank you for your attention to this matter, and I trust that you will make the best decision for the community.

Sincerely,
Delaram Mirzania
Tenant, 333 East Ann Street