

Zoning Board of Appeals, City of Ann Arbor Planning and Development Dept.

Inre: 436 Third St. - Parcel ID:09-09-29-312-012 - Appeal:ZBA14-013

This proposal looks well thought out and well planned. However, I have two concerns with this and any similar proposals affecting our immediate neighborhood - parking congestion and population density.

We already have to pay for the privilege of hunting for a parking place on the street. The prospect of parking two blocks away and carrying bags of groceries home - in the rain - and paying for the privilege - just doesn't seem like the kind of Ann Arbor we want people to hear about.

The Third St. Apartment Corridor between Liberty and Madison is already more heavily populated than most of the Old West Side. At the 436 address, 3 bedrooms for each proposed apartment and 4 in the main house comes to 10 bedrooms on one city lot. With the potential for 2 people in each bedroom (think bunk beds in the singles), that's up to 20 people.

How many of these people will have cars? Are there 10 to 20 available parking spaces in this 3 block stretch of Third St.? Since most of these additional people will be renting, they will be, to some degree, transients. How much interest will they have in the Old West Side? How much interest will they have in interacting well with their neighbors?

While I haven't met either Erin Smith or Clay Scott yet, I heartily approve of their goal of re-habbing the main house and hope they can accomplish it. I'm looking forward to having preservation minded neighbors - even if the main house remains in its current condition.

Apparently the income from the duplex will be used to finance the re-habbing of the main house - after the remodeling loan is paid off. I know firsthand, however, that something unexpected always seems to come along to soak up the money set aside for long-term goals. Even with a very specific, dedicated plan of action it's quite possible we'll be left with the worst case scenario above.

I hope that everything works out - that we can welcome new neighbors into our neighborhood, return a historic home to its intended use and work through the problems. Hope for the best, plan for the worst.

Thanks for letting me express my concerns.

Jim Cantrall, 431 4th Street