

From: [Redinger, Cynthia](#)
To: [Barrett, Jon](#); [Hess, Raymond](#)
Subject: RE: 2540 Londonderry
Date: Friday, November 13, 2020 8:51:33 AM
Attachments: [image001.png](#)
[image002.jpg](#)

It will be years, but as I indicated below, it is reasonable to expect that the driveway will be in place for longer.

Cynthia Redinger (she/her), PE, PTOE, RSP1 - Transportation Engineer

734.794.0000 (O) | Internal Extension 43632 | credinger@a2gov.org | www.a2gov.org

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From: Barrett, Jon <JBarrett@a2gov.org>
Sent: Friday, November 13, 2020 8:43 AM
To: Redinger, Cynthia <CRedinger@a2gov.org>; Hess, Raymond <RHess@a2gov.org>
Subject: RE: 2540 Londonderry

Thank you for the information, I will include this email in my staff report to the ZBA. Do you have an anticipated date for possible sidewalk construction/installation? I know that will be a question that my Board will ask....thanks.

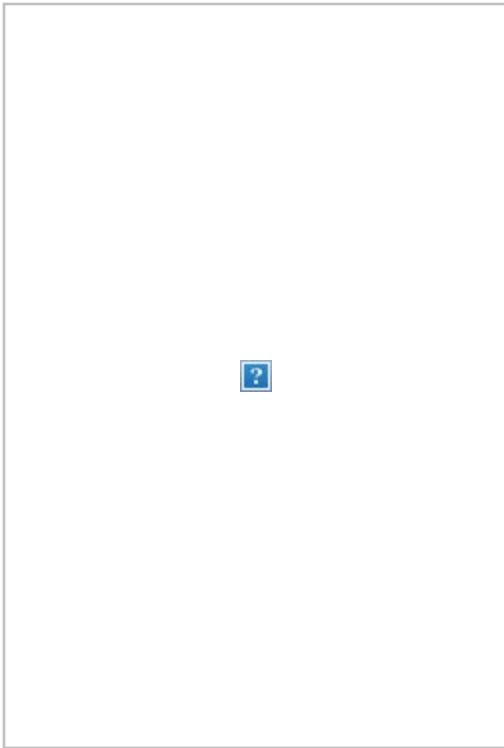
From: Redinger, Cynthia <CRedinger@a2gov.org>
Sent: Friday, November 13, 2020 8:41 AM
To: Barrett, Jon <JBarrett@a2gov.org>; Hess, Raymond <RHess@a2gov.org>
Subject: RE: 2540 Londonderry

Jon,

We look at the impact a new driveway would have on existing and planned infrastructure along with sight distance into and out of the driveway.

We are not supportive of driveways located so closely to intersections if there is an alternative. However, my biggest concern is the proposed driveway's location in relation to the ROW line and eventual sidewalk placement.

It is difficult to tell without the dimension on the drawing, but the driveway appears to be less than one foot off the ROW. This would be very undesirable when the sidewalk eventually comes through. I do not have grading, but it looks like it would be difficult to design this circular driveway to accommodate the sidewalk.



If the ZBA is inclined to allow the new driveway, I would like to see the homeowner install the sidewalk on their frontage as part of the project to ensure that the new driveway would not create problems for the public sidewalk. (I do understand that it would be quite a while before we get to this gap, but I think we can expect the driveway to be in place for at least 50 years.)

The distance between the front door and the curb is only 50'. It may be easiest for the homeowner to provide a pedestrian route from the street to their front door instead of vehicular access.

Cynthia Redinger (she/her), PE, PTOE, RSP1 - Transportation Engineer

734.794.0000 (O) | Internal Extension 43632 | jcredinger@a2gov.org | www.a2gov.org

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From: Barrett, Jon <JBarrett@a2gov.org>

Sent: Thursday, November 12, 2020 2:26 PM

To: Hess, Raymond <RHess@a2gov.org>; Redinger, Cynthia <CRedinger@a2gov.org>

Subject: RE: 2540 Londonderry

Cynthia,

I am attaching a copy of their proposed site plan (sheet A1.1) that shows 3 curb cuts (currently has 1). An email forwarded to me will suffice....just comments about what they are seeking and how the Dept. reviews this...thanks.

Jon Barrett

Zoning Coordinator, City of Ann Arbor Planning & Development Services
301 E Huron Street, Ann Arbor, MI 48107
General: 734-794-6525 planning@a2gov.org
Direct: 734-794-6000 x 42654 jbarrett@a2gov.org

From: Hess, Raymond <RHess@a2gov.org>
Sent: Thursday, November 12, 2020 2:20 PM
To: Heatley, Alison <AHeatley@a2gov.org>; Barrett, Jon <JBarrett@a2gov.org>; Redinger, Cynthia <CRedinger@a2gov.org>
Cc: Vander Lugt, Kristen <KVanderLugt@a2gov.org>; Hutchinson, Nicholas <NHutchinson@a2gov.org>
Subject: RE: 2540 Londonderry

Cynthia,

Please connect with Jon on this.

Thanks,

Raymond

Raymond Hess, AICP-CTP (he, him, his) | Transportation Manager | Public Services
City of Ann Arbor | 301 E. Huron Street | PO Box 8647 | Ann Arbor, MI 48107-8647
Ph: 734.794.6410 x43675 | Email: RHess@a2gov.org | [Facebook](#) | [Twitter](#) | [A2 Fix It](#)

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From: Heatley, Alison <AHeatley@a2gov.org>
Sent: Thursday, November 12, 2020 12:07 PM
To: Barrett, Jon <JBarrett@a2gov.org>; Hess, Raymond <RHess@a2gov.org>
Cc: Vander Lugt, Kristen <KVanderLugt@a2gov.org>; Hutchinson, Nicholas <NHutchinson@a2gov.org>
Subject: RE: 2540 Londonderry

Generally, I would leave drive approach stuff up to traffic. I don't know how they would show hardship that isn't self-created in this case.

Raymond, can you assign someone to assist Jon?

From: Barrett, Jon <JBarrett@a2gov.org>
Sent: Monday, November 9, 2020 12:24 PM
To: Heatley, Alison <AHeatley@a2gov.org>
Cc: Vander Lugt, Kristen <KVanderLugt@a2gov.org>
Subject: 2540 Londonderry

Just a heads up....the property that was discussed previously for the additional curb cut/circular driveway that did not meet the required road frontage is applying for multiple variances. The driveway is included in this variance request, the petition will be heard on Dec. 2. Not sure if you or your staff will want to include comments to be submitted for the ZBA to review.

Thanks,

Jon Barrett

Zoning Coordinator, City of Ann Arbor Planning & Development Services
301 E Huron Street, Ann Arbor, MI 48107
General: 734-794-6525 planning@a2gov.org
Direct: 734-794-6000 x 42654 jbarrett@a2gov.org