

**Subject:** ZBA25-0034 1369 Jewett Ave - resident comments

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**From:** Stephanie Kadel-Taras  
**Sent:** Tuesday, December 2, 2025 1:24 PM  
**To:** Planning <Planning@a2gov.org>  
**Subject:** ZBA25-0034 1369 Jewett Ave - resident comments

Dear Ann Arbor Zoning Board Members:

We live directly across the street from the parcel at 1369 Jewett. Thank you for inviting our response to the application for variance from the developer of this property.

Please know that we are not opponents of the Comprehensive Plan. We are supporters of residential density, more neighbors, and sensible planning for more housing of all types in our community. For example, we're pleased with the results of Packard Row that replaced a decrepit shopping center and giant parking lot on a major corridor with a 3-story, attractive apartment building with off-street parking plus 2 small, locally-owned businesses. A total win for our neighborhood. We also support the mission of the Ann Arbor Community Land Trust (as stated on their website) that owns the parcel at 1369 Jewett.

But the current plan for 1369 Jewett doesn't make sense to us. Currently, it's an empty field and a wildlife corridor, with complete surface permeability and mature trees. Currently, it is surrounded by single-family homes with large yards and tall trees, all of which aid water flow and temperature regulation and encourage gardening. (A lot of food is produced in the gardens on our street.)

There is no reason that 1369 Jewett could not still serve all of these purposes and still provide additional residential housing with ONE single family home and ONE ADU built on the property. That would still provide 2 new affordable homes (assuming both will be priced according to the mission of AACLT).

But AACLT wants to build TWO single family homes, each with an ADU. Such a building plan will leave almost no permeable surface and little to no mature trees and will not be in keeping with the design of this century-old neighborhood.

It's also a different plan than AACLT originally intended (according to their Zillow posting) which was supposed to be a single-family home backed with a duplex. This new version of their development plan not only adds a fourth residence but makes us wonder about their commitment to affordability. Are they still committing to affordability for all these residences, or are the ADUs now the only intended "affordable" residences?

In addition, an easement to reach the proposed rear parcel means cars cannot park in the easement, which leaves us to question where as many as 8 cars (assuming 2 cars per home) would park. Is the plan that they will all park on the street? We can see that 4 cars added to existing amounts of street parking could be managed, but not 8.

To sum up, we are in support of turning a residential lot that used to be 1 single family home into 2 homes, but we do not support turning it into 4 homes. We request that this variance be denied.

Thank you.

Stephanie Kadel Taras and Jeff Taras  
1370 Jewett Street

