

I am writing to oppose granting this variance. Street parking on Third St. is very limited on all week days as it is for the entire neighborhood. At the beginning and end of the school day all available spots are taken by parents picking up and dropping off children who attend Bach School. In addition there are many cars parking on Third St. and West Jefferson and all other streets in the neighborhood for large portions of the by workers and students and teachers who do not live here. While it is true that some houses have off street parking there are many that have more cars than can be accommodate leaving one or more on the street. And there are a number of houses already that have no off street parking. In addition this block of Third St. has two large apartment buildings that create congestion and crowding already. On Monday there is very limited room to place garbage cans at the curb because of street parking in the neighborhood. Congested street parking makes it hazardous for children who attend Bach school or live in the neighborhood and when there is no space at pick up and drop off cars often park in no parking spaces nearly blocking intersections which compounds the problem. In an already overcrowded neighborhood this addition of five or more cars always parking on the street would be a major contributor to the crowding and danger brought about by on street parking. I am sure that the owner of the property is hoping to preserve the yard by placing tenant cars on the street but I think if they cannot be parked according to existing regulations the request for a variance should be denied.

Thank you,

Sincerely, Margaret Hart

420 West Jefferson (corner of Jefferson and Third)

Sent from my iPad

From: Scott Kunst [<mailto:Scott@oldhousegardens.com>]

Sent: Tuesday, January 13, 2015 12:06 PM

To: Kowalski, Matthew

Cc: erin.regina@gmail.com

Subject: I support proposal for 436 Third St

Dear Mr. Kowalski and the Zoning Board of Appeals,

I support the changes proposed by Erin Smith and Clay Scott for their property at 436 Third St., and I urge you to approve them.

Thirty years ago my wife and I moved into 536 Third Street, just a block down the street, and we've seen a lot of positive change in the neighborhood since then. We are big supporters of the Historic District ordinance, and we believe the Residential Parking Permit program has been good for our neighborhood.

The Old West Side faces many challenges, though, as do the neighborhoods surrounding downtowns throughout the country. Many of these neighborhoods are filled with rundown houses that have been converted into rental units by absentee landlords, and they're often blighted by poverty and crime. I'm in favor of decisions that will help my neighborhood continue on its upward path, decisions that will help attract home-owners who want to live here, who want to invest in improving their properties, and who want to help make this neighborhood a better place to live.

I attended one of the information sessions that Clay and Erin hosted, and although I had some concerns going in, I came away a supporter.

I believe that turning the house back into a single-family home and converting the buildings in back into residential units, as Erin and Clay propose, will be a positive step forward for their block (which faces more than its share of challenges) and our neighborhood as a whole. Although businesses have a place here – I've run a business out of my Third Street home for many years – this has to be first and foremost a residential neighborhood, and the proposed changes will help strengthen that. As for the parking changes, they seem to be a wash, and if we're in favor of increasing residential density in the center city, we need to accept that more people means more cars (at least in the short term).

I hope you'll support the proposed changes for 436 Third Street, and thanks for all the good work you do to make Ann Arbor a great place to live and do business.

Scott Kunst

Old House Gardens - Heirloom Bulbs, www.oldhousegardens.com

536 Third St., Ann Arbor, MI 48103, (734) 995-1486

We are writing to strongly support the application submitted by Erin Smith and Clay Scott to the Zoning Board for changes at 436 3rd Street. We own the house at 500 W Jefferson St (corner of 3rd and Jefferson, 3 buildings away from 436 3rd Street), and so are deeply interested in what happens with this property and to our neighborhood.

Currently the property at 436 3rd Street has a house broken up into 4 apartments and a commercial building that houses a carpentry business. Current tenants of the apartments park on the street. Vehicles belonging to the business park in the driveway. Customers of the business park on the street.

Erin Smith and Clay Scott propose to restore the house as a residence for themselves. They further propose to create two two-bedroom apartments in what is now the commercial building. Since there is not space to park cars for all the residents on the property (as indeed there is not now), they request approval of on-street parking for residents of the apartments.

We support this proposal in the strongest possible way. The neighborhood will be greatly improved by substitution of residences for the commercial building and by the restoration of the house.

We understand the concern about on-street parking, but there would be no increase in regular on-street parking by residents from the current situation, and there would be a reduction in irregular parking because the business would no longer be operating.

We add here our opinion that a superior solution to the parking issue would have been to allow the first floor of the commercial building to be converted to a garage. But, since the Historical Commission has disallowed this, the current proposal seems to be the best attainable outcome.

We very much hope you will approve this project which will certainly benefit the Old West Side neighborhood.

Sincerely yours,
Elyce Rotella and George Alter
500 W Jefferson Street
734-478-1194

To: Ann Arbor Zoning Board of Appeals
 Re: 436 Third St
 Parcel ID: 09-09-29-312-012
 Appeal: ZBA14-013 / future appeals by Smithcrew MI LLC

The recent rejection of ZBA14-013 by the Ann Arbor Zoning Board of Appeals (ZBA) highlights an unfortunate paradox preventing historical preservation in an historic neighborhood, and clearly demonstrates that the existing street parking regulations are outdated and in need of review. It is our hope that the ZBA will reverse their ruling if and when a future appeal is made.

The new homeowners of 436 Third Street have the laudable and difficult goal of restoring the main house on the property to its former single-family self. Their proposal requires a five parking space variance, which immediate neighbors have raised concerns about, fearing it will result in more on-street parking. All of these concerns ignore the fact that the current property, containing one commercial and four residential units, already has a grandfathered variance of at least five parking spaces.¹ Blocking the restoration of such a wonderful historical structure for a net change, at worst, of zero parking spaces is short-sighted and not in the best interests of the Old West Side (OWS) neighborhood. Consider the alternative: reinvigorated use of the commercial unit and renovation of each residential unit - which would require no ZBA approval - would surely result in a greater use of on-street parking than what is currently proposed.

Clearly, on-street parking in the OWS presents an increasingly difficult problem. This will not be solved by blocking small zero-change projects such as 436 Third; not when large in-progress projects such as 618 S. Main will add demand for fifty to one hundred on-street spaces.² The City has an interest in promoting growth along the OWS boundaries and thus the pressure on street parking will only increase, substantially, in the future. The City and OWS residents should undertake a review and modification of the existing parking regulations separately from approval of the 436 Third project.

Respectfully yours,



Greg McGuire
 436 Second St


¹ <http://goo.gl/E7PRWq> Ann Arbor City Code Chapter 59


- Commercial parking requirements for "Limited manufacturing (71)" is 1 space per 600 sq. ft. @ 3,600 sq. ft: 6 spaces. (Note current commercial use is via driveway.)
- Residential parking requirements for "Multi family (5)" is 1.5 spaces per unit * 4 units: 6 spaces
- 1 off-street space will be provided


² <http://www.claycorp.com/p/27038/618-south-main/>


- D2 is 1 space per 1000 sq. ft. @ 185,000 sq. ft: 185 spaces.
- Alternately using equivalent R4C logic 164 units * 1.5 spaces per unit: 246 spaces.
- 130 off-street spaces will be provided.

To: Ann Arbor Zoning Board of Appeals
Re: 436 Third St
Parcel ID: 09-09-29-312-012
Appeal: ZBA14-013 / future appeals by Smithcrew MI LLC

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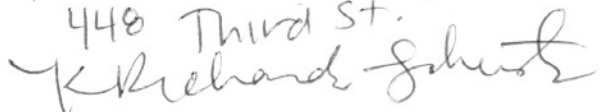
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