

From: Cathleen Connell <cathleen@umich.edu>
Sent: Wednesday, April 22, 2020 5:03 PM
To: Planning <Planning@a2gov.org>
Subject: Notice of Public Hearing - 4/22/20 @ 6 p.m. - 215 Packard Street

Thanks for an opportunity to provide feedback about the proposal to add new bedrooms in the basement to the house at 215 Packard Street (ZBA20-007). I tried several times this week to reach someone by phone at the number provided on the postcard sent to neighbors but was unable to talk to someone or leave a message. So, I'll share my thoughts here.

I have lived in a single family historic home at 445 S. Fourth Avenue for 30 years. My backyard fence looks over the parking area of this house. There are already plenty of cars and people in this building -- adding more of both seems inappropriate. The main reason, though, that it seems ill advised to allow an exception to the zoning is that the owner/developer didn't yet finish the current project and it's been occupied for several years. To the side of the house, an orange temporary caution fence keeps people from falling into a huge trench filled with rocks. I'm not sure what the plan is but this has been a hazard and an eyesore. Worse from our perspective is that the area closest to our fence is used for debris, yard waste, compost, and junk. The structure in the back of the house (maybe once used as a garage) is in disrepair and pink insulation often floats out when it's windy. A year or two ago, racoons moved in. If the developer/owner has energy and finances, this clean up and projects should have been a priority. In the back of the house, a second story balcony/porch is used frequently creating noise for neighbors on both 4th Avenue and 5th Avenue -- 4 single family homes are close enough to be bothered. The owner/developer promised my neighbor that this would be a green roof and used for gardening only. That didn't happen. Given the small number of single family homes that remain in the downtown, I ask that you please consider limiting the number of renters per building so that noise and parking stay within reasonable limits. Otherwise, the charm of this neighborhood and advantage of living downtown will be further compromised. I'm happy to discuss by phone.

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