

ZBA18-030; 532 S. 5th Ave

Dear zoning board,

I was disappointed to see that Mr. Mark Schroeder did not heed the board's recommendation to adhere to zoning regulations that he received when his first application was denied.

While the details of the structure are different from his first proposal it still does not comply with zoning regulations. The issue is density and not the specific layout of the structure. The lot does not meet the minimum lot size and lot width requirements for R4C. I strenuously object to the statement in the staff report that the addition will not have any negative impacts on adjacent properties.

Even though South 5th Ave is a residential neighborhood it has started to carry a significant load of the town's commuter traffic. For example, several bus lines have been re-routed recently to lumber down the sloping street with cars parked initially on both sides. The high rises that have been recently constructed on South Main Street have also added to the traffic in the area. The result is that traffic is heavy throughout the day with peaks during the morning and evening commute.

The impact of these developments on the residents has been significant. The proposed project would add to this burden in at least two ways. First, there will not be enough parking for the number of bedrooms proposed and thus the new residents would become part of already heavy search traffic and illegal parking situation. Secondly, the residents with a parking spot at the back of the house could not turn around and would have to back out onto S. 5th Ave, a dicey maneuver considering that there is only one lane on which cars go fast and with limited visibility due to the change in the slope at Packard street.

The increase in density beyond what is allowed in current zoning would also change the character of the neighborhood as most houses have much fewer number of bedrooms as well as bedrooms per apartment. This type of housing attracts a mixture of permanent residents, professionals and students. From the application it is left uncertain how many bedrooms would eventually be constructed. The wild card is the basement level where some drawings indicated bedrooms while others do not. There is clearly space at the basement level for a significant number of bedrooms. The proposed layout has therefore the potential to not only increase the density above zoning regulations but also to change the neighborhood character in ways that would not be appealing to people who would like to invest in this block.

I would therefore like zoning board to reject the application and adhere to the contract that the city of Ann Arbor entered into with its citizens when the current zoning regulations were created.

Your consideration of my arguments is much appreciated.

Sincerely,

Claudius Vincenz

545 S. 5th Ave