
Cindy and Mark Miller

991 Lake St
Saugatuck, Mi 49453
(616)828-3611
cynthia.ballast@gmail.com

18th April 2025

Sean Homyen

Planning and Zoning Administrator
City of Douglas
(269)857-1438
PZAdmin@douglasmi.gov

Dear Mr. Homyen,

In response to your questions regarding a parking waiver at 50 Center:

- 1) The proposed use in question of our second floor apartment, is in keeping with the intent of the C-1 District.
 - a) Section 10.01 "The intent of this District is to maintain and enhance the viability of the Village Center, provide services in close proximity to one another, reinforce the relatively intense development pattern of retail and service establishments on the ground floor with residential accommodations above....."
 - b) Section 10.02 District Summary. i) Permitted Uses: Residential above retail of office
- 2) This space has been "unofficially" used as a short-term rental for years. Our plans to make it an "official" STR, abiding by all the city regulations, making the necessary safety upgrades in order to pass inspection and obtaining all the required approvals; will increase the intensity of use of this space, but not at any one time. There will never be more than one party of two individuals renting this space. And it is our anticipation that the majority of the time, there will only be a need for parking of a single vehicle.
- 3) There are street-side city parking spaces within the required walking distance of our proposed STR, but again the use of these spaces will likely be rarely needed, as **our property already has a dedicated off-street parking space for this second floor dwelling unit.**

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- 4) Section 10.04 Off Street Parking a) states, “Uses requiring an **equal** or lesser number of parking spaces may be substituted for the use of record on the effective date hereof, without providing off-street parking spaces”. We are not rebuilding or structurally altering our building. Our proposed STR will the majority of the time require an **equal** or lesser number of spaces to be used, as we already have a dedicated, off-street space, on our property, for our STR.
 - 5) It is our express intention to not only fit in to both the residential and business community of Douglas, but to do everything in our power to enhance it.
 - 6) Please feel free to contact us with any questions or concerns. We thank you for your time.

Sincerely,

Cindy and Mark Miller